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National Register of Historic Places  
Inventory—Nomination FormSee instructions in How to Complete National Register Forms  
Type all entries—complete applicable sections

## 1. Name

historic Peaceful Valley Historic District

and or common

## 2. Location

street &amp; number A 39.9 acre district roughly bounded by the Spokane River, Wilson &amp; Clarke Avenues, Elm, Cedar, and Main Avenue. not for publication

city, town Spokane vicinity of

state Washington code 053 county Spokane code 063

## 3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes unrestricted	<input type="checkbox"/> industrial
	n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input checked="" type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other

## 4. Owner of Property

name Multiple

street &amp; number

city, town vicinity of state

## 5. Location of Legal Description

courthouse, registry of deeds, etc Spokane County Courthouse

street &amp; number West 1116 Broadway

city, town Spokane state Washington 99260

## 6. Representation in Existing Surveys

title none has this property been determined eligible? yes ☒ no

date federal state county local

depository for survey records

city, town state

## 7. Description

### Condition

☐ excellent - ☒ deteriorated  
☒ good ☐ ruins  
☒ fair ☐ unexposed

### Check one

☒ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved date \_\_\_\_\_

### Describe the present and original (if known) physical appearance

Peaceful Valley is a small, isolated working-class neighborhood just to the west of downtown Spokane on the south bank of the Spokane River. There has been very little new construction in the district since 1941 and the majority of houses date from the turn of the century. The district is unusually homogeneous: most of the homes are small, simple wood frame structures built on narrow, deep lots. There are a number of vacant parcels in the district, some of which are due to demolitions. These overgrown lots, together with the gardens and trees of the homes and the vegetation of the river give the valley a pleasant rustic setting. The integrity of the district is largely intact, though the construction of the Maple Street Bridge caused the removal of a number of buildings in the center of the district. Despite this intrusion, the district maintains its turn of the century working class character.

Spokane is the center of a vast lumber, mining, and farming area called the Inland Empire. Railroads and highways also come together here, making it the transportation hub of the region. The town was founded in the early 1870's on the banks of the Spokane River, which originates to the east at Lake Coeur d'Alene, Idaho. The river passes through the center of town, dropping in a series of spectacular falls. These falls were a major source of waterpower for mills and were one of the reasons for the founding of the town.

A narrow piece of land, Peaceful Valley is bounded on the north by the Spokane River and on the south by the abrupt cliffs of Browne's Addition. On the east, a ravine once nearly extended to what is now Post Street in downtown Spokane. The third Monroe Street bridge over the river was built in 1911. At that time, the ravine was completely filled in, forming a base at the south end for the bridge and creating a steeper slope from Peaceful Valley up to the town center which is but a short distance to the east. The view from the cliff in Browne's Addition reveals a scenic valley. Deciduous trees, interspersed with pines, dot the landscape. The river wends its way west in the distance. The open area of Glover Field lies along the riverbank to the east. Stone retaining walls and the rooftops of scattered houses are visible. The buildings of the Spokane Casket Company dominate the edge of the riverbank and, standing high above it all, is the Maple Street Bridge, whose huge piers descend into the valley like monster's legs. Walking in the valley is like stepping back into a slower-paced time, quiet and tranquil. It seems to call to mind the name given to it in 1893 by the developer, who preferred "Peaceful Valley" to the earlier name of "Poverty Flats."

A section of the valley at its western end is commonly known as Bennett's Addition. Though similar to the Peaceful Valley Historic District in the quality of its built environment, it is separated from the district by several blocks of vacant hills. This geographic boundary is quite distinct and Bennett's Addition is essentially an independent neighborhood. The Peaceful Valley Historic District is divided into three sections, the First and Second Additions to West Riverside, and a portion of James N. Glover's original townsite of Spokane Falls.

The houses built in Peaceful Valley were largely simple, wood frame workers' homes, one to two stories in height, built close together because of the narrow lots. Some homes were erected in the 1890's, but the bulk of the building was done just after the turn of the century. A few homes were built in the 1920's and the last house was built c. 1941. The great majority of these houses are simple vernacular structures. Sometimes referred to as the "pioneer" type, these buildings usually have their gable end facing the street with a simple porch across this front facade. Other commonly shared features include paired windows with plain surrounds and turned porch posts and novelty or clap-board siding. Outbuildings often included a carriage shed and an outhouse. Homeowners along the river typically built their outhouses over the riverbank. Several houses

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display a few decorative features usually associated with the Queen Anne Style. Some later homes have been influenced by the Bungalow Style.

Typical "pioneer" houses include: 1635 West Water, built about 1906 by Mr. Karhila, a Finnish immigrant who sawed the decorative trim on the porch brackets himself; 1648 West Main, c. 1905; 1410 West Clarke, c. 1907; 1408 West Clarke, c. 1905; 1510 West Main, c. 1902-3; and 1641 West Clarke, c. 1902. Fancier homes are located at 1410 West Main, c. 1903; 1424 West Main, c. 1902-3, and 1647 West Main, a finely detailed two story brick house, c. 1891, which is one of the oldest in the area.

There was a large two-story frame apartment house, The Fairvale, at 1627 West Clarke (now gone) and a substantial brick apartment house built by George Groshoff at 1608-10 West Main, c. 1904, which is still standing. One of the most interesting house types in the district are the "row cabins." These small, one-room cabins shared common walls and were often connected in a staggered line. These cabins were built for seasonal workers and were scattered throughout the area at one time, but now there are only three row cabins left in the district.

Significant to the district's landscape are the small vegetable gardens that can be found on almost every plot. These gardens are a long-established tradition in the neighborhood. Other landscape features include the trees along the river and the streets, the overgrown vacant lots, and the basalt retaining wall against the cliffs of Browne's Addition.

Some of the original homes have been torn down, leaving vacant lots scattered throughout the district. These demolitions have been due primarily to the building of the Maple Street Bridge and the desire of the city to create open space along the river. Owner neglect and the activities of speculators have also contributed to the loss of structures. Despite these impacts, the valley maintains its integrity and preserves a fascinating collection of turn-of-the-century working class housing.

The following is a list of the homes and commercial structures found within the Peaceful Valley Historic District. Many of these properties also have small outbuildings on their lots. Only those outbuildings that contribute to the significance of the property have been noted in the following descriptions.

1406 West Water, 1898, Secondary: One story row cabins with composition gable roof (skylights added), block foundation, full front porch with turned posts; novelty siding.

1409 West Water, 1905, Primary: One and one half story with composition hip roof, hip dormer; double hung one-over-one windows with plain surrounds, full open front porch with turned posts; novelty siding.

1411 West Water, 1911, Primary: Two story with gable roof, frieze board; full front porch with turned posts, corner boards, double hung one-over-one windows; novelty siding.

1412 West Water, 1897, Primary. One and one half story; composition gable roof with returns; recessed side front porch with "Chinese" influenced fret-work on porch frieze; two double hung one-over-one windows on main floor front, shingle upper story, clapboard siding on main floor; corner boards; stone foundation.

1413 West Water, 1905, Primary. One and one half story; gable roof, full open front porch with turned posts; clapboard siding; corner boards; double hung one-over-one windows; original screen door.

1420 West Water, 1904, Altered Historic. One story cottage; composition gable roof; asphalt shingle siding; full open hip roof porch with tapered square posts; stone foundation.

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- 1424 West Water, 1899, Secondary Small one story; shingled gable roof, asbestos shingle siding; shed roof portico with brackets; double hung one-over-one windows with plain surrounds; small shed roof addition on rear, stone foundation
- 1425 West Water, 1905, Primary. One story cottage, metal hip roof with central chimney; corner boards, porch with pediment and turned posts; narrow clapboard siding; window surrounds; portion of side wall projects forward with second hip roof, some windows with six lights; some are one-over-one double hung.
- 1501 West Water, 1905, Altered Historic: One and one half story with gable roof, asbestos shingle siding, full shed roof porch with one turned post and straight balustrade (portion of balustrade filled in with plywood), single small window in point of gable.
- 1505 West Water, 1905, Secondary: One and one half story pedimented gable roof, re-sided with asbestos shingles; side front porch with turned posts; two double hung one-over-one windows on front and side; spindles along porch frieze and straight balusters.
- 1508 West Water, 1906, Primary One story house with stone foundation, composition hip roof; clapboard siding; full front porch with turned posts; spindle balusters, bay on front with three double hung one-over-one windows Simple "pioneer" type
- 1510 West Water, 1895, Altered Historic: Small one story; stone foundation; composition gable roof; shed roof over front door; small double window with single light on front; double hung one-over-one windows on side, composition brick siding. Simple "pioneer" type. Original Owner: Smith of Smith Funeral Home and Casket Company (later the Spokane Casket Company).
- 1513 West Water, 1917, Secondary Small one story, gable roof with three knee braces; shed porch with turned posts; corner boards, three-over-one lights in windows with plain surrounds; single square window with plain surround in point of gable; novelty and shingle siding.
- 1518 West Water, 1900, Primary: One story row cabins, concrete foundation; composition gable roof; clapboard siding with corner boards, double hung one-over-one windows with plain surrounds, side front porch with turned posts; windows in front of house altered, back half of house has novelty siding.
- 1520 West Water, 1926, Secondary Very small one story, composition gable roof; novelty siding; frieze; concrete foundation.
- 1601 West Water, 1909, Altered Historic One and one half story; clapboard siding on side and shingle siding on front, corner boards and frieze; shed behind house used to be bath house.
- 1602 West Water, 1913, Primary: One story, shingled gable roof; full open front porch with hipped roof and straight posts, single pane window in point of gable, double hung one-over-one windows on main floor; decorated surrounds; stone foundation; novelty siding.
- 1605 West Water, 1911, Primary: Two story; gable roof with exposed rafters; full, open, recessed front porch, straight, slim square posts and balusters; recessed balcony in front second story trimmed with posts; shed dormer; decorated shingle siding.
- 1606 West Water, 1902-10, Altered Historic: Livery barn, two story, metal and plywood gable roof; clapboard and stucco siding; large barn doors on front first floor, original loft doors on second floor; main doors altered Only large barn surviving in the district.



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- 1609 West Water, 1907, Secondary: One and one half story house with composition hip roof which extends over porch, asbestos siding; projecting hip dormers, one-over-one double hung windows; projecting bay on front of the first floor and side. Wrap-around porch with turned porch posts; wide eaves.
- 1609½ West Water, c. 1907-8, Altered Historic: Listed as garage and shop in County Assessor's book; altered into house; behind 1609 Water; small one story with daylight basement, flared gable roof; clapboard siding; diamond paned casement window; surrounds; recessed porch with square posts; remaining windows one-over-one double hung.
- 1613 West Water, 1904, Primary: Two story; hipped roof with large projecting hipped dormer; hipped portico with battered posts on brick bases, corner boards, narrow clapboard siding.
- 1617 West Water, 1900, Altered Historic Altered one and one half story house; flared gable roof; hipped roof porch with recent green plastic addition, addition to side has gable roof, asbestos shingle siding.
- 1620 West Water, 1904, Altered Historic Spokane Casket Company Building #1: Large square three story; frame construction; concrete foundation; imitation brick siding and novelty siding; double hung 12-over-12 windows, flat joisted roof; large new freight door Largest building in the district, home of Peaceful Valley's most prominent industry.
- 1620 West Water, 1924, Secondary Spokane Casket Company Building #2: Large square three story; brick-reinforced concrete construction, tar and gravel flat roof, concrete foundation.
- 1621 West Water, 1900, Altered Historic: One and one half story; gable roof; extended shed roof over small side porch; two double hung one-over-one windows in the gable front, novelty siding. (Original side porch removed.)
- 1623 West Water, 1910, Intrusion: One and one half story cottage set at the back of the lot. Novelty siding; wall dormer and newer windows. Extremely deteriorated.
- 1625 West Water, 1900, Secondary: Row cabins, one story with gable roof; full shed roofed front porch; one-over-one double hung windows, novelty siding.
- 1631 West Water, 1900, Primary. One story, composition cross-gable roof, full hipped roof porch with square posts, small square window in point of gable, stone foundation; novelty siding.
- 1633 West Water, 1906, Altered Historic Two story, gable roof; full recessed glassed-in front porch, double hung one-over-one windows with plain surrounds. Second house was moved, turned completely around and attached in back. two story, gable roof, bargeboards; double hung one-over-one windows with plain surrounds; recessed side porch; projecting shed dormer, gable dormer
- 1635 West Water, 1907, Primary. Two story house; gable roof with returns, double hung one-over-one windows, full open hipped roof porch with carved brackets, turned posts, and carved balusters; main floor front window; large shed dormer, projecting hipped dormer. Built by Karhila
- 1637 West Water, 1913, Secondary: Two story; gable roof with returns; shed dormer, full hipped roof porch with carved brackets and carved balusters; double hung one-over-one windows. Built by Karhila
- 1637½ West Water, 1907, Intrusion Noted as two sleeping rooms in County Assessor's book. Re-sided with plywood; additions and alterations, original building obscured. Joined to 1637 West Water by a new pergola

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- 1643 West Water, 1907, Primary One and one half story, gable roof house; small four-paned window in point of gable, double hung one-over-one windows with plain surrounds; shed dormer with four double hung windows, period garage.
- 1701 West Water, 1923, Secondary: A square house with bungalow style details; two story; gable roof with exposed purlins, exposed rafters; clapboard siding; corner boards; all windows double hung one-over-one with plain surrounds, shed dormer with four double hung windows; period garage.
- 1704 West Water, Intrusion: One story; rectangular concrete block building with gable roof; recently built; boarded up and unoccupied. Located at north end of Water Street on river's edge.
- Maple Street Bridge, 1957, Intrusion: Four lane, concrete and steel bridge across the Spokane River beginning at Riverside Avenue and ending at Ide Avenue. Battered double concrete piers supporting the bridge rise from the Peaceful Valley floor, the riverbed, and Lower Crossing. The bridge rail is of concrete and metal pipe topped with wire fencing. The bases of some of the piers have been painted with murals depicting residents and scenes of Peaceful Valley.
- Glover Field, West Main, 1912, Secondary: Large flat field edged by the river on the north, the fill for the Monroe Street Bridge on the east, fill for Main Avenue on the south, and open to Peaceful Valley on the west. At one time there were bleachers on the west and the south. Has been used as a playfield, baseball diamond, and garden plots.
- 1308 West Main, Peaceful Valley Community Center, 1951, Recent Compatible Small one story rectangular building with gable roof; shed roof addition; belt course, upper story has novelty siding; lower story has large shingles. Windows are double hung six-over-six sash. The building originally served as a barracks and was moved adjacent to Glover Field.
- 1337-9 West Main, Grocery Store, 1906, Altered Historic: One story flat roof building with small narrow brackets along roof frieze, large transom windows; one door in front and one door at corner with roof overhang; original double diagonal plank garage doors at rear; double hung windows, one-over-one at side; novelty siding. Large wood trimmed signs from the 1930's on the sides of the building. Original store owner: Gustard.
- 1402 West Main, 1901, Primary: Two story "pioneer" type with cross-gable shingled roof, corner boards and frieze; double hung one-over-one windows; full open hip roof porch with carved posts, novelty siding.
- 1403 West Main, 1902, Primary: One story house with gable roof; decorated trim in peak of gable, full open front porch with hip roof, turned posts; cut work balusters and cut-work on frieze of porch, double hung one-over-one windows, novelty siding.
- 1410 West Main, 1905, Altered Historic: Composition cross-gable and hip roof house, shaped bargeboards; half moon recessed second floor balcony, full wrap-around porch with tapered columns, shed dormer, asbestos siding.
- 1412 West Main, 1905, Primary: One and one half story gable roof house with cornice returns, two double hung one-over-one windows, full porch with pediment; square posts, decorated shingle trim in gable; gable dormer; novelty siding.
- 1413 West Main, 1902, Primary: One and one half story gable roof "pioneer" type house; decorated shingle trim in gable peak, narrow novelty siding; frieze, double hung one-over-one windows; decorated wooden screen in peaks of gable; recessed front porch on side, decorated brackets; turned posts.

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- 1416 West Main, 1905, Primary: One and one half story gable roof house with cornice returns; frieze, gable dormer; two double hung one-over-one windows; full open hip roof porch with pediment, turned posts, porch floor not intact; novelty siding.
- 1417 West Main, 1905, Altered Historic. One and one half story house with gable roof and full returns; recent clapboard siding; double hung one-over-one windows; recessed corner porch.
- 1420 West Main, 1902, Secondary: Large two story house with gable roof and returns; gable dormer and additions, full hip roof porch with pediment; square posts; aluminum siding
- 1421 West Main, 1921, Secondary: One and one half story cross-gable roof house, fish scale and squared shingle trim, full return, frieze; recessed side porch with round pillar; asbestos shingle siding on lower story
- 1424 West Main, 1904, Primary: Large two story house with cross-gable roof with slight bellcast; recessed balcony on upper floor; balustrade; clapboard ground floor, shingled above; wrap-around porch; five square posts, turned balusters on porch, varied roof line.
- 1505 West Main, 1904, Primary: Two story, gable composition roof with return, gable dormer and return, full open porch, tapered round pillars; balcony above; clapboard siding; fanlight in point of gable, door on balcony level; half moon vent; square posts on balcony.
- 1508 West Main, Apartments, 1900, Secondary: Large two and one half story with hip roof, gable dormer and one-over-one double hung windows, surrounds; balcony; full open porch with round posts; door on balcony level; clapboard siding restored on front; side still retains brick textured asbestos siding.
- 1509 West Main, 1902, Primary. Two story gable composition roof with return; gable dormer and return; full open porch; tapered round pillars; open balcony above with slim square posts, novelty siding. Identical to 1505 West Main
- 1510 West Main, 1902, Altered Historic: Two story "pioneer" type with gable roof and cornice return; full open hip roof porch; altered windows; asbestos siding; brick bases on porch posts
- 1603 West Main, 1923, Secondary. One story with gable roof and exposed rafters; barge-board, corner posts, double hung six-over-one windows; recessed side porch, narrow clapboard siding; unaltered.
- 1604 West Main, 1901/1913, Altered Historic: Combination "pioneer" type and Bungalow Style house. Original portion is two story "pioneer" type with gable roof, main floor brick, second floor shingles; pedimented portico over door with brackets. Bungalow addition (1913) is one and one half story with broken gable roof, exposed rafters, shed dormer, shingle siding, open side porch. Built by George Groshoff and son, brickmasons and contractors.
- 1607 West Main, 1898, Primary. Two story hip roof house with projecting gable, full open hip roof porch, decorated spindles on frieze of porch; turned posts; shingles in point of gable; balance of siding is clapboard. Built by Groshoff
- 1608-10 West Main, Apartments, 1909/1913, Primary: Large two story red brick apartment building with exposed basement level. Basement was originally below street level until street was lowered. Front of basement level is of brick, sides are of coarse stone rubble. Three bays on second floor with double hung six-over-one windows and radiating voussoirs; first floor has two bays with two double hung one-over-one windows, arch radiating voussoirs, and two doors with arched labels. Dentil belt

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course; brick quoined corners and rusticated brick trim, two recessed brick designs on the front of the second floor. Flat roof with square brick corner posts and front brick parapet. Stone belt course at ground level; full balcony porch with decorated wrought iron balusters and side steps on the first floor. Built by Groshoff.

- 1611 West Main, 1900, Secondary: Two story "pioneer" style with gable roof, decorated trim in peak of gable; clapboard siding, asbestos shingle roof; double hung one-over-one windows; shed roof porch; altered shutters. Large stone retaining walls from the period when the street level was lowered.
- 1613 West Main, 1904, Altered Historic: Small one story with gable roof; re-sided in asbestos siding.
- 1619 West Main, 1902, Secondary: One and one half story "pioneer" type with composition gable roof, full hip roof porch, heavy square posts; lower level clapboard siding, upper level imbricated shingles, corner boards, double hung one-over-one windows.
- 1621 West Main, 1897, Altered Historic: One and one half story "pioneer" style with composition gable roof; frieze board; flat roof portico with turned posts; asbestos siding.
- 1624 West Main, c 1900, Intrusion: One and one half story dwelling at rear of lot which looks like two houses were joined, gable roof; re-sided with slanted planking; gable dormer; brick chimney; some new windows, some double hung one-over-one sash and some multi-pane-over-one sash.
- 1634 West Main, 1906, Altered Historic: One story dwelling with gable roof; full hip roof porch; turned posts; skylights added on roof; board and batten siding on front of house, clapboard siding on rear of house (two houses joined together at an early date).
- 1638 West Main, 1904, Altered Historic: Small one story with gable roof, full recessed porch; concrete foundation; clapboard siding.
- 1639 West Main, 1907, Altered Historic: One story with hipped composition roof; center chimney; full open shed porch; novelty siding, addition to rear.
- 1642 West Main, 1905, Primary: One and one half story with hip roof; plain frieze under eaves; inset window on front; full porch with square posts, bay window; projecting hip dormer; clapboard siding.
- 1646 West Main, 1905, Altered Historic: One story with gable roof; double hung windows with surrounds, shed roof over full porch, imitation brick siding.
- 1647 West Main, 1901, Primary: Date not confirmed; probably 1891. Built and owned by Pietsch family. Two and one half story Italianate house with cross-gable roof; brick; two quarter round windows in peak of each gable, one-over-one double hung windows with brick label mold on second floor; one-over-one double hung windows with arched radiating voissiors on first floor; belt course, rectangular recessed insets under windows. Open side porch and second floor porch with shed roof and tapered square posts; two main floor entry doors. Unique in the district.
- 1648 West Main, 1907, Primary: First of three one-story row houses, not connected. Hip roof with clapboard siding, full open porch with hip roof, turned posts, double hung one-over-one windows with surrounds. Other houses (206 and 210 North Ash) are similar except they are smaller and have gable roofs.
- 1702 West Main, 1906, Primary: One and one half story with gable roof, full open porch with shed roof; novelty siding, stone foundation; chamfered porch posts, double hung, one-over-one windows.

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- 1705 West Main, 1907, Altered Historic: One and one half story with hip roof, gable dormers; small square window in dormer; altered front door, windows intact; novelty siding and clapboard in dormer.
- 1708 West Main, 1905, Altered Historic: One story with asbestos gable roof, asbestos siding; shed portico, double hung one-over-one window.
- 1709 West Main, 1906, Altered Historic: One story with gable roof and full hip roof porch with turned posts, projecting shed dormer addition on top, novelty siding.
- 1711 West Main, 1889, Secondary: One and one half story house with gable roof; full shed roof porch; frieze board; square corner porch posts; novelty siding.
- 1712 West Main, 1907, Altered Historic: One story house with hip roof, center chimney; recessed open side porch, double hung one-over-one windows; some window alteration.
- 1718 West Main, 1909, Secondary: Two story house with gable roof; pedimented portico over front door with brackets; asbestos shingle siding, double hung one-over-one windows
- 1721-23 West Main, 1904, Intrusion. Two "pioneer" type dwellings joined together with connecting gable piece with gable roof in joint. Extremely altered appearance; altered windows; metal shed roof over porch, asbestos shingle siding.
- 1802 West Main, c. 1941, Intrusion: One story house with gable roof; asbestos shingle siding; completely altered
- 1401 West Clarke, 1895, Altered Historic: One story house, shingle composition roof, brick textured siding; stone foundation
- 1406 West Clarke, 1901, Intrusion: Two story shack; was a two story "pioneer" type house which was razed to a shell in 1968. Unoccupied.
- 1408 West Clarke, 1905, Intrusion: Two story house with gable roof, was two story "pioneer" type house built by Anton Platzer; plywood siding now; considerable altered
- 1410 West Clarke, 1908, Altered Historic: One and one half story house, gable roof with returns; recessed front side porch; small square four-paned window in point of eaves, double hung one-over-one windows in front and one altered front window; decorated brackets on porch. Built by Anton Platzer.
- 1411 West Clarke, 1904, Altered Historic: One and one half story house, shingle composition gable roof, shed dormer; side and front porches with hip roof, square posts; double hung one-over-one windows; some altered windows; stone foundation; asbestos siding.
- 1414 West Clarke, 1898, Altered Historic: One story house; gable roof with shingle siding and bargeboard, gable portico; nine-pane window.
- 1417 West Clarke, 1901, Altered Historic: "Pioneer" type with shingle composition gable roof; one and one half story, narrow clapboard siding, bargeboard, full front porch with hip roof; one-over-one double hung windows, stone foundation, large quonset fiberglass greenhouse added on east side.
- 1418 West Clarke, 1940, Recent Compatible: One and one half story house; gable roof; clapboard siding; small square window with three panes in gable point; hipped roof over front door; altered. (In 1900, this was the site of the Spokane Drug Company livery stable.)
- 1421 West Clarke, 1904, Primary: One and one half story "pioneer" type, gable roof with cornice returns, gable dormer; frieze; double hung one-over-one windows; full front porch with hip roof and turned posts with decorated brackets and straight balusters; clapboard siding, large detached wood garage faces the street.

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- 1421½ West Clarke, c 1900, Primary: Two story; gable roof, gable dormer with full returns, clapboard and shingle siding; hip roof over porch.
- 1422 West Clarke, 1902, Altered Historic Two story "pioneer" type with gable roof, double hung one-over-one windows; full front porch with hip roof and pediment, turned posts
- 1423 (1935) and 1503 (1938) West Clarke, Intrusion: Greatly altered. Formerly Peaceful Valley grocery store owned by Numata family House and grocery joined together, mansard and gable roofs; stucco and shiplap siding, one story.
- 1424 West Clarke, 1901, Altered Historic. Two story "pioneer" type with gable roof and altered siding; new porch.
- 1506 West Clarke, 1911, Primary: One story with hip roof; shed roof over full porch with decorated brackets, one large window in front with leaded glass in upper third; two double hung one-over-one windows on sides of house, novelty siding
- 1509 West Clarke, Peaceful Valley Playground and Park Located on land cleared of homes for construction of Maple Street Bridge, built in 1957. Playground includes tennis courts.
- 1519 West Clarke, 1903, Altered Historic One and one half story house with gable roof; textured brick siding; porte cochere; fairly altered. Original owner Reys.
- 1603 West Clarke, 1903, Secondary: Two story "pioneer" style house with gable composition roof; frieze board, double hung one-over-one windows; full open porch with hip roof; turned posts; carved original door, "Chinese" style fret-work on porch, stone foundation; clapboard siding; addition on house has different siding.
- 1609 West Clarke, 1907, Primary: One and one half story composition gambrel roof house with cornice returns; shingle work in upper half of second story, two square windows on second floor; small diamond-paned leaded glass window in front; projecting gambrel dormers; full open front porch with hip roof and small square posts; stone foundation; clapboard siding
- 1615 West Clarke, 1906, Primary: One story house with hip composition roof, stone foundation; clapboard siding; gable dormer; elliptical window in front pediment; full open front porch with square posts. Owned originally by Balmes, who had a grocery store at 1618 West Clarke.
- 1616 West Clarke, 1907, Primary: One and one half story house with composition gable roof; shingle work in peak of gable, recessed balcony with turned and square posts; altered balusters and door on main floor; clapboard siding.
- 1618 West Clarke, 1900, Intrusion: One story with open basement level, hip roof; remodeled and considerably altered in 1982. Originally a grocery store owned by Eberhard Balmes.
- 1619 West Clarke, 1906, Altered Historic: One and one half story house with composition shingle hip roof; hip dormer; two single diamond paned windows in dormer, two single large windows with leaded glass in first floor, full open porch with square posts, replaced balusters on porch with wood panels, re-sided with shingle.
- 1628 West Clarke, 1899, Altered Historic: Small one story house with gable roof; small portico at front door
- 1629 West Clarke, 1940, Recent Compatible. Cape Cod Revival house, composition shingle gable roof and exposed rafters; two gable dormers; single-paned diamond shaped windows in dormers, concrete foundation and asbestos shingle siding.
- 1634 West Clarke, 1904, Altered Historic: One and one half story house with composition hip roof with hip dormer, small shed portico over front door; shed carport addition.

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- 1635 West Clarke, 1902, Primary: Two story "pioneer" type with gable roof; frieze; one-over-one double hung windows, full open porch with hip roof; altered porch posts; balusters gone; original turned pilasters; narrow clapboard siding.
- 1636 West Clarke, 1904, Secondary: One and one half story house with hip roof; hip dormer; center chimney; clapboard siding; full open porch with square posts; shed roof
- 1639 West Clarke, 1914, Secondary: One and one half story house with gable roof and returns; frieze board; shed dormer shingle work in second story; common bond brick on first floor; full hip roof porch; square posts; palladian window.
- 1640 West Clarke, 1905, Secondary: One story gable roof house with shingle work on upper half and clapboard on lower; full open hip roof porch with square posts; balusters; altered window.
- 1641 West Clarke, 1900, Primary: One and one half story "pioneer" type house with gable roof and plain and fish scale imbrication in upper floor; shed dormer; lower floor novelty siding; double hung one-over-one windows; full front porch; small tapered square posts with square capitals and straight balusters.
- 1642 West Clarke, 1911, Secondary: One and one half story house with cross-gable roof and full returns; full hip roof porch with round posts; double hung one-over-one windows, four-pane single sash window in gable point; re-sided.
- 1647 West Clarke, 1908, Intrusion: Two story gable roof house; almost completely remodeled with obtrusive plywood siding, new inappropriate windows and porch.
- 1701 West Clarke, 1906, Primary: Two story "pioneer" type house with cross-gable roof and clapboard siding; two small porches on each side; decorated frieze on porch, double hung one-over-one windows
- 1713 West Clarke, 1895, Primary: Small one story cottage with composition gable roof; full open front porch with shed roof; small square posts; two bays with stationary single pane windows; novelty siding; shingle work covering foundation under porch.
- 1406 West Wilson, 1906, Altered Historic: One story house with gable roof; shake asbestos siding and stone foundation; fairly altered.
- 1420 West Wilson, c. 1941, Intrusion: Small gable composition rolled roofing shack; textured brick siding; no foundation.
- 1519 West Wilson, 1899, Primary: Two story house with gable roof, decorated shingle work on upper floor with novelty siding on lower; one-over-one double hung windows; full open porch with pediment; cut work on frieze of porch and balusters; turned posts.
- 1523 West Wilson, 1903, Primary: Two story cross-gable roof house with two double hung one-over-one windows, full open front porch with hip roof and pediment, turned posts; novelty siding; altered main window and door.
- 1527 West Wilson, 1930, Intrusion: Small shack with composition gable roof, novelty siding; altered, with additions.
- 1605 West Wilson, 1899, Altered Historic: One and one half story house with gable roof and full returns; double hung one-over-one windows; recessed porch; stone foundation; asbestos siding; deteriorating.
- 1608 West Wilson, 1900, Secondary: Two story "L" shaped "pioneer" type house with composition gable roof; double hung one-over-one windows; full open porch with hip roof in joint of "L;" turned posts and turned balusters; projecting bay with shed roof; clapboard siding with corner boards.
- 1610 West Wilson, 1904, Altered Historic: Two story "pioneer" type with gable roof, double hung one-over-one windows; novelty siding, porch altered; cut work in point

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of gable, door on second floor, but porch rail and balusters missing.

1613 West Wilson, 1904, Secondary: One and one half story house with gable roof, single square window in peak of roof, gable portico, double hung one-over-one windows, exposed rafters, novelty siding.

1618 West Wilson, 1911, Secondary: One and one half story gable shingle roof house with stone foundation, clapboard siding on ground floor, shingled above; recessed side porch, double hung one-over-one window; main window triple one-over-one.

1620 West Wilson, 1901, Altered Historic: One story house with composition gable roof; block foundation; composition siding; pedimented portico over door; one-over-one double hung windows.

1632 West Wilson, 1897, Altered Historic. One and one half story cross-gable composition roof house, asbestos shake siding; exposed rafters; purlins, bargeboard; gable dormer; new balcony on second floor; fairly altered, stone foundation.

1636 West Wilson, 1900, Intrusion: One and one half story gable roof; full open porch with hip roof; small single window in peak of gable, clapboard siding Very deteriorated.

1642 West Wilson, 1906, Altered Historic. One and one half story "pioneer" style with shingle composition roof with returns, asbestos shake siding; stone foundation, full closed hip roof porch, double hung one-over-one windows, main floor altered.

NOTE: Extensive rock retaining walls along the south side of Wilson are Street a significant contributing element of the district's landscape.

12 North Cedar, 1898, Secondary: Two story house with hip roof; shingle gable dormer, novelty siding, full front porch with hip roof; stone foundation, some altered windows.

13 North Cedar, 1902, Secondary. One and one half story house with cross-gable roof; single diamond shaped window in gable peak; small center open porch, clapboard siding, shutters added.

17 North Cedar, 1908, Primary One and one half story house with cross-gable roof with returns, frieze; corner posts; recessed porch, stone foundation, clapboard siding.

28 North Cedar, 1902, Altered Historic: One story house with cross-gable roof, small square double-pane window in point of gable; full open hip roof porch with turned posts and pediment, asbestos siding

30 North Cedar, c. 1899, Primary. Very small one story single-room shack with gable roof; one-over-one windows; novelty siding

104 North Cedar, 1941, Recent Compatible: One story composition gable roof house, gable portico over front porch with side steps; aluminum siding

108 North Cedar, 1902, Altered Historic: One story (originally two story, identical to 110 North Cedar before fire damage), gable roof; six-pane rectangular window in point of gable, full open porch on front with hip roof and turned posts, novelty siding

110 North Cedar, 1900, Primary. One and one half story "pioneer" type house with gable roof, frieze board; one-over-one double hung windows; plain surrounds; full open front porch with hip roof and turned posts, cut work frieze on porch; clapboard siding

110½ North Cedar, 1900, Primary Two and one half story "pioneer" type house with clipped gable roof; one-over-one double hung windows, hip roof porch with turned posts, novelty siding and corner boards. Unoccupied



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- 112 North Cedar, 1897, Intrusion. Small gable roof shack; first floor novelty siding, two-over-two, double hung windows; remodeled 1936.
- 207 North Cedar, 1901, Altered Historic. Two story "pioneer" type with gable roof, one-over-one double hung windows; full open hip roof porch with decorated brackets; re-sided with asbestos shingle.
- 301 North Cedar, 1902, Altered Historic. Two story "L" shaped house with gable roof; gable dormers, recessed porch, altered windows, asbestos siding.
- 304 North Cedar, 1900, Primary. Two story "pioneer" type house with gable roof; two double hung one-over-one windows on second floor, novelty siding; frieze.
- 304½ North Cedar, c. 1900, Intrusion. Small one story square hip shake roof house with center chimney and novelty siding. Unoccupied and deteriorated.
- 1 North Maple, 1898, Altered Historic. One story "L" shaped house with composition gable roof; frieze; half moon window; clapboard gable dormer, altered windows; clapboard siding and wide horizontal siding and plywood.
- 2 North Maple, 1902, Primary. One and one half story house with shingle gable roof, full open porch with hip roof and turned posts; double hung one-over-one windows, novelty siding; open work on frieze of porch.
- 6 North Maple, 1903, Primary. One and one half story gable roof house with full returns; decorated shingle work on upper floor, clapboard on lower; stone and cement foundation; double hung one-over-one windows, recessed porch with round posts.
- 107 North Maple, Cowley School, 1918, Secondary. Vacant. One story rectangular red stretcher bond brick building with parapet gable roof, projecting gable parapet bay entrance; six bays with tall, narrow windows (boarded up); projecting bay entrance has two bays with single windows. Entrance has Tudor-Gothic stone arch with decorated stone inset panels above and the name of school carved in stone, double recessed doors. Stone course along eaves and inset geometric stone shapes decorate building front. Sides are decorated with squares made of brick and stone.
- 7 North Ash, 1902, Primary. Two story "pioneer" type house with gable roof; full open hip roof porch; turned posts, clapboard siding; double hung one-over-one windows.
- 19 North Ash, 1904, Altered Historic. Two story "pioneer" type with cross-gable roof with returns; clapboard siding; small gable roof portico; turned posts; double hung one-over-one windows; altered windows.
- 140 North Ash, 1901, Altered Historic. One story square house with hip composition roof and center chimney, double hung one-over-one windows; shed roof enclosed porch, narrow plank siding with corner boards. Original owner and builder: Pietsch family.
- 206 North Ash, 1907, Altered Historic. Second of three one-story row houses, not connected. Gable roof with novelty siding, double hung one-over-one windows with surrounds. (First house is 1648 West Main, third house is 210 North Ash.)
- 210 North Ash, 1907, Primary. Third of three one-story row houses, not connected. Gable roof with clapboard or novelty siding, full open porch with gable roof, turned posts, double hung one-over-one windows with surrounds. (First house is 1648 West Main, second house is 207 North Ash.)

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1890's - 1940's Builder/Architect

### Statement of Significance (in one paragraph)

The Peaceful Valley Historic District is significant as a rare and intact example of a working-class neighborhood dating from the turn of the century. Many neighborhoods like Peaceful Valley once existed throughout the state; however, very few have survived without substantial alterations. While the historic value of such neighborhoods is not frequently recognized, this type of district presents a far more accurate picture of the lives of "ordinary" Americans than the courthouses or homes of the well-to-do that are more commonly preserved. Peaceful Valley was a distinct enclave within the city of Spokane, both physically and socially. This division has been maintained and Peaceful Valley remains one of the most historically intact neighborhoods in the city.

Once known as "Spring Flats" because of the many natural springs in the area, Peaceful Valley occupies the area just below the falls of the Spokane which was once a favorite camping and salmon fishing site of the Spokane Indians.

The First and Second Additions of Peaceful Valley were a part of the original land grant awarded Northern Pacific Railroad. The railroad received alternate sections of public land, ten sections per mile in states and twenty sections per mile in territories. The First Addition eventually became the property of a real estate developer, C F. Clough, who was mayor of Spokane in 1890. Clough platted the land into 25 by 100 foot lots and recorded the plat on November 6, 1890. This was not unique to Peaceful Valley; there are some twelve other additions in Spokane platted with lots of this size. The Second Addition was sold to the Riverside Land Company in 1891. During the 1893 depression, Northwestern and Pacific Hypotheekbanks, a Dutch mortgage company heavily involved in the financial transactions of Spokane, acquired part of the plat and eventually sold lots to individuals.

The residents of Peaceful Valley were not the financiers who conceived the city, but they were the backbone of the town; literally its builders. They were the stonemasons, carpenters, mill workers, lumberjacks, teamsters, and laborers who poured their sweat into long hours at low pay to construct and maintain Spokane.

The 1903 City Directory shows 77 Peaceful Valley men working in the construction industry—stonemasons, lathers, bricklayers, plumbers, and laborers. Other occupations represented in the valley included teamsters, miners, coopers, bakers, blacksmiths, stablemen, clerks, storekeepers, and butchers. There were also a candymaker and fireman, an actor, a popcornmaker and a phrenologist. Incomes were modest. In 1890, carpenters in Spokane struck because they were working ten hours a day for three dollars; they wanted a nine hour day. By 1898, stonemasons earned \$4.50 for a nine hour day and laborers earned \$2.50 to \$3.00. These men often built their homes themselves or with the help of a friend. The homes were humble but also neat and tidy and the owners were proud of them. They often boasted white picket fences and gardens. Some men, like one of the Finnish carpenters, carved their own decorative porch brackets. Contractors such as George Groshoff and the team of Carpenter and McNeil built homes and sold them to others. In order to increase their incomes, many families took in boarders. The boarders lived dormitory style on the second floor while the family shared the first floor. Women would rise early in the morning, start the fire, cook a huge breakfast, and pack lunch pails for all the men.

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One of the unusual features of Peaceful Valley was a series of "row cabins"--several small single room cabins attached to each other. These were often rented to seasonal workers who came to "winter" in Spokane. Three such cabins still stand at 1518, 1406, and 1625 West Water.

The valley was much like a small village, intact within its boundaries. The inhabitants found it necessary to leave only for their jobs. There were grocery stores, butcher shops, and stables in the valley. The only large business in the valley was the Spokane Casket Company, which began operations in 1901. It was owned by the Smith family who also had a funeral parlor, undertaking business, and florist shop. It remains today, although coffins are no longer manufactured there.

Whitney's 1890 map of Spokane Falls shows no houses in the valley at that time, but the Spokane Falls Review of 1891 stated:

The district immediately below the falls upon the south side of the river which has for some time been inhabited by families of very humble circumstances, is being rapidly cleared of its former denizens and their domiciles and restored to its primeval character. This work has been undertaken by Messrs. Cannon and Browne, proprietors of the tract, and by the City Board of Health.

This referred to the First Addition and indicates that a few people were living in Peaceful Valley at that time. It also explains why it was called "Poverty Flats" before it was platted and rechristened "Peaceful Valley" after Sol Smith Russell's popular play of that name. The area is mentioned in early stories as a favorite picnic site of the settlers because of its beautiful pine groves. The small bay at the bend of the river was a swimming spot for Indians, white men and boys.

Lots began to sell as soon as the land was platted by real estate developer, C F Clough in November of 1890, but the financial panic of 1893, with the subsequent slack in building in Spokane, caused a real estate slump and the bulk of the lots were not sold until things began to improve in the late 1890's and early 1900's.

Spokane had been growing rapidly since its beginnings in the 1870's. The discovery of gold and silver in Idaho and Canada made the town the center for mining gear and supplies. It was a hub of roads, both rail and stage, where produce was brought for shipment. Spokane also was a favorite wintering place for miners and lumbermen. The fire of 1889, which had destroyed most of the business district, made way for a building boom in 1890. Immigrants, most of whom were from northern European countries, came to furnish the labor for all of these enterprises. These were the people who survived the depression of the mid 1890's and were able to purchase the lots and build their homes in Peaceful Valley when building and industry began to revive in the latter part of the century.

These immigrants found Peaceful Valley to be the answer to their dreams, the opportunity to own their own land and to build a home for themselves. The neighborhood became close-knit and friendly, cut off as it was by the natural barriers of the bluffs and the river. It was composed largely of Finns, Swedes, and Germans, although there were a few Italians and Blacks who had been drawn by the opportunities they had heard about in Spokane.

The Finns in the valley built a Finnish Social Hall at 2022 West Clarke which became a center of social life for most of the residents. The basement held the kitchen and dining room where dinners were prepared by the women before social events, the upstairs hall was the scene of many dance parties, Christmas affairs, programs, and festivals.

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Everyone in the valley was welcome. The Finns also built bathhouses for saunas, one was located at the rear of 1601 West Water, one at 1603 West Main, and another at 1516 West Main.

Until 1917, Peaceful Valley children climbed up the steep winding paths to attend school in the big, brick Washington School building located on the corner of First and Ash in Browne's Addition. Later, stairs were built, but the children generally avoided them because they were slippery in the winter. Some of the valley children made friends with the wealthy offspring of Browne's Addition families and visited in the huge mansions above Peaceful Valley. Native European languages were commonly spoken at home, so school was the first introduction many of the children had to speaking and writing English.

In 1915, the residents of Peaceful Valley agitated for a school of their own. Led by Mrs. George Holley and stimulated by pathetic pictures of little valley children whose health was presumably endangered by having to struggle through snow, rain, and mud to attend school on the hill, the mothers were able to convince the School Board of the need. In 1917, the Board purchased land and built a two room brick structure, Cowley School, for the lower grades. Rudeen and Larson, contractors, completed the job for \$8,539. This school operated until the 1930's, when it was closed for lack of sufficient number of children to warrant its maintenance cost. Like many schools during its period of operation, the Cowley School served as a social center and focal point of community pride.

Peaceful Valley streets were mere dirt paths in the early days, but in 1898 the residents of the valley petitioned the city to improve Main Street, the principal road leading into the area. Other streets were improved as time went on, and retaining walls were built where fill required them. In 1912, the Spokane Park Board purchased a parcel of land which had been a part of Glover's original townsite from the Spokane and Inland Empire Railroad to build a stadium. Glover Field, as it was to be called, lay on the east end of Peaceful Valley, between Main Street and the river. The new stadium had open bleachers on the south and west ends, with locker rooms underneath. It was the scene of football games and track meets between Spokane's two high schools and was used for carnivals, fairs, shows, and the annual May festival. In the spring of 1925, the bleachers were condemned, but the land was still used for sporting events. During the famous Indian Congresses of 1925 and 1926, the field was used by the Indians to pitch their teepees while they were in Spokane. During subsequent years, Glover Field was used as a boxing training camp and Lilac parades ended there during the 1950's. In 1951, the Junior League of Spokane donated \$15,000, which was matched by the Park Board, and the Glover Field Recreation Center was established. A building, a softball diamond, and play apparatus were put on the grounds. The building is now the Peaceful Valley Community Center.

The 1930 and 1940 City Directories show that Peaceful Valley had much the same composition as it had in earlier days. It was still a neighborhood of laborers and their families, but more of the homes had been converted to apartments. Lumberjacks and miners continued to come to the valley to winter. A few of the original families were still there, but they were growing older. There were more widows, and they were taking in renters to make ends meet. Children who had grown up in Peaceful Valley remained there to make their homes, and a few new ethnic groups were moved in as well. A Japanese-American family purchased the grocery store on Clarke, a family of Spokane Indians lived on Water Street, and several Filipino families moved into the area.

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Individual histories do not exist for most of the early residents of Peaceful Valley. This is not unusual, for the lives of the laboring classes were not often recorded. However, certain stories and vignettes have survived to become part of the Valley's shared heritage. There was six-foot-six "Death-on-the-Trail" Proctor, who settled in the valley in the 1890's. He was a former Indian scout and guide in the Dakotas. And there was Frank "Scotty" Anderson, an immigrant from Scotland who dressed in a suit and tie and quoted poetry. Scotty loved politics and served as a state representative in the 1930's. Other colorful characters included: Indian Charlie and Indian Pete who rode up and down the trails of Peaceful Valley loaded with "red eye" whooping and hollering and scaring the living daylights out of residents; the outlaw who hid out there until tracked down and killed by the sheriff, a retired seaman who snagged logs from the river for firewood and tended a lush vegetable garden; a refugee from the Russian Revolution who worked as a maid and then a riveter during World War II; an Irish miner who left his land to St. Joseph's Orphanage when he died, a well-known banjo player; and beer drinking bachelors who never bothered a woman "if she acted like a lady." It has been called "Spokane's most individualistic and eccentric neighborhood." Today, Peaceful Valley's built environment is a visual reminder of this interesting social history. It is also a neighborhood where residents still gather to take classes at the Community Center and share holiday meals and a number of new valley residents have begun restoring their homes.

The physical and social fabric of the valley was disturbed when the Maple Street Bridge was built in 1957. Several blocks of homes were destroyed or moved to make way for the piers of the new bridge. Heartsick homeowners, who had lived most of their lives there, saw their homes torn down. The bridge crossed the center of the valley, leaving a gap underneath its span. This area has now been converted into tennis courts and playgrounds. While the bridge had a great impact on Peaceful Valley, the cohesiveness and integrity of the community was not destroyed. The closely spaced one to two story houses create a scale and rhythm that still dominate the Valley's visual character.

In the state of Washington, both the Snohomish Historic District and the Port Townsend Historic District have similar working-class neighborhoods within their boundaries; however, these two districts include a wider variety of resources than Peaceful Valley and these residential zones are not the focus of their districts.

Though a number of homes in Peaceful Valley have suffered from gradual deterioration and the alteration of porches and siding material, the integrity of the district is largely intact. The absence of wealth precluded large-scale remodeling of the structures and, consequently, most buildings have retained their original massing, configuration, and details.

Peaceful Valley's historic integrity and isolated scenic location make it a unique residential area in the city of Spokane. But more significantly, it is a vital link to the heritage of the working class; an uncommon and little changed reminder of the life of the American laborer.

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PROPOSED CRITERIA FOR PEACEFUL VALLEY  
HISTORIC DISTRICT CLASSIFICATIONS

I. PRIMARY CLASSIFICATION

- A Built during primary period of construction (1891 to 1910).
- B. Architecturally intact (excluding roofing material or paint color).

II. SECONDARY CLASSIFICATION

- A Built during primary period, but with modest architectural modifications such as compatible new porch, new porch posts; new siding (so long as fenestration remains intact), dormers, if appropriate
- B. Built during secondary period of construction (1910 to 1930).

III ALTERED HISTORIC CLASSIFICATION

Structures built within the primary or secondary periods which have a number of alterations such as new window trim, inappropriate siding, new porches or roofing material, or non-major structural additions such as new dormers or room additions on secondary facades.

IV. RECENT COMPATIBLE CLASSIFICATION

Built after 1930, but compatible to district because of size, mass, scale, and style.

V. INTRUSION CLASSIFICATION

- A Built after 1930 and incompatible to the district because of size, mass, scale, and style
- B. Built prior to 1930 which have been altered inappropriately beyond recognition, such as additions which alter mass or scale significantly or are deteriorated beyond repair so as to be an eyesore.

Intrusion and Recent Compatible properties are not considered to contribute to the significance of the district within the provisions of the Economic Recovery Tax Act

## 9. Major Bibliographical References

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Durham, N.W. Spokane and the Inland Empire. S.J. Clarke Company, Spokane, 1912.  
Eastern Washington State Historical Society picture files.  
Edwards, Jonathan. History of Spokane County, State of Washington. W.H. Level, Publisher, 1900.

## 10. Geographical Data

Acreage of nominated property 39.9 acres

Quadrangle name Spokane Northwest

Quadrangle scale 1:24,000

### UTM References

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Zone Easting Northing

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D 

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E 

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**Verbal boundary description and justification** The property includes Lots 1 through 5 of Block 5, Glover's Addition; Blocks 1 through 13 and Lots 5 through 59 of Block 14 of the Second Addition to the West Riverside Addition, Block 1 and Lots 1 through 9 and Lots 23 through 31 of Block 2 and Lots 1 through 6 and Lots 27 through 32 of Block 3 and Lots 1 through 5

### List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
-------	-----	------	--------	------

state	n/a	code	county	code
-------	-----	------	--------	------

## 11. Form Prepared By

name/title Nancy G. Compau

Edited by Mark L. Brack  
Archaeology & Historic Pres.

organization

date April 12, 1983

street & number 529 West Sumner

telephone (509) 624-4927

city or town Spokane

state Washington 99204

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service

State Historic Preservation Officer signature

title

date 3/15/84

For NPS use only

I hereby certify that this property is included in the National Register

date

Keeper of the National Register

Attest

date

Chief of Registration

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received
date entered

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Item number

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Page

2

Fargo, Lucile F. Spokane Story The Northwestern Press, Minneapolis, 1957.  
Interviews.

- Mrs Mary Jo Hemaney Coe, September 24, 1982 South 211 Camelot Court, Greenacres, Washington.
- Mr. Ed Ervin, August 27, 1982. West 1628 Clarke, Spokane, Washington
- Mr Lawrence J. "Dutch" Groshoff, January 19, 1983. West 2811 Euclid, Spokane, Washington
- Mrs. Kathryn "Katy" Hazelberg, August 10, 1982 North 301 Cedar, Spokane, Washington.
- Mr Jesse Leuppe, May 13, 1982. West 1518 Water, #10, Spokane, Washington
- Mrs. Genevieve Platzer Pangburn, August 11, 1982 North 104 Cedar, Spokane, Washington
- Mrs. Bailey Lipscomb Pierce, November 19, 1982. West 2114 Indiana, Spokane, Washington.
- Mr Laurin E Pietsch, January 24 and February 28, 1983. Hope, Idaho.
- Mr. and Mrs. Henry Sigg, October 17, 1982. West 2320 Clarke, Spokane, Washington.
- Mrs Martha Karhila Spaeth, September 9, 1982 West 1643 Water, Spokane, Washington.
- Mr. Howard Whitney (former owner, Spokane Casket Company), October 6, 1982.
- Mr Reginald "Reggie" Wilson, September 9, 1982. West 2301 Clarke, Spokane, Washington

Junior League of Spokane records.

Maps:

- Birds-eye View of Spokane Falls, W.T., 1884.
- Ogle's 1912 Atlas of Spokane County
- Sanborn Fire Insurance Maps, 1910 and 1953.
- Whitney's 1890 Map of Spokane Falls by J K Ashley.

Pioneer Title Company tract books.

Pratt, O.C. The Story of Spokane, Spokane, December 1948.

Raymer's Dictionary of Spokane, Spokane, 1906.

Spokane City Directories, R L Polk and Company, Publishers, 1889-present.

The Spokane Community Press, November 25, 1976, December 19, 1979.

Spokane County Assessor's Books.

The Spokane Daily Chronicle, February 4, 1891; June 4, 1891; June 9, 1891, November 6, 1890; May 31, 1894, January 27, 1896, January 2, 1897, November 2, 1906; December 21, 1914; August 23, 1919, August 3, 1922; November 21, 1923, January 13, 1939; November 25, 1976.

Spokane Falls Review, September 11, 1889, October 19, 1889, December 14, 1889, February 22, 1890; March 13, 1890, May 8, 1890; January 11, 1891; August 12, 1981.

Spokane Park Board Report, 1891-1913, Board of Park Commissioners, Spokane.

Spokane Press, Summer, 1915

Spokesman-Review, May 3, 1893; May 15, 1893; May 17, 1893; May 31, 1894, January 31, 1898; April 24, 1897; April 7, 1901; May 1, 1902; June 14, 1902; January 21, 1903, March 31, 1903, January 1, 1903; January 15, 1904, February 6, 1910, March 25, 1910; November 12, 1911; November 24, 1911, October 25, 1912, November 27, 1912; December 22, 1914, May 22, 1915; April 9, 1916, March 5, 1917, May 3, 1917, May 15, 1917; July 1, 1917; November 5, 1917, November 1, 1925, December 25, 1933, May 1949; June 20, 1954, May 16, 1957, July 1958, February 13, 1977, November 8, 1925; October 30, 1925, July 21, 1926, July 27, 1926, October 29, 1925, October 31, 1925.



**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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Continuation sheet

Item number

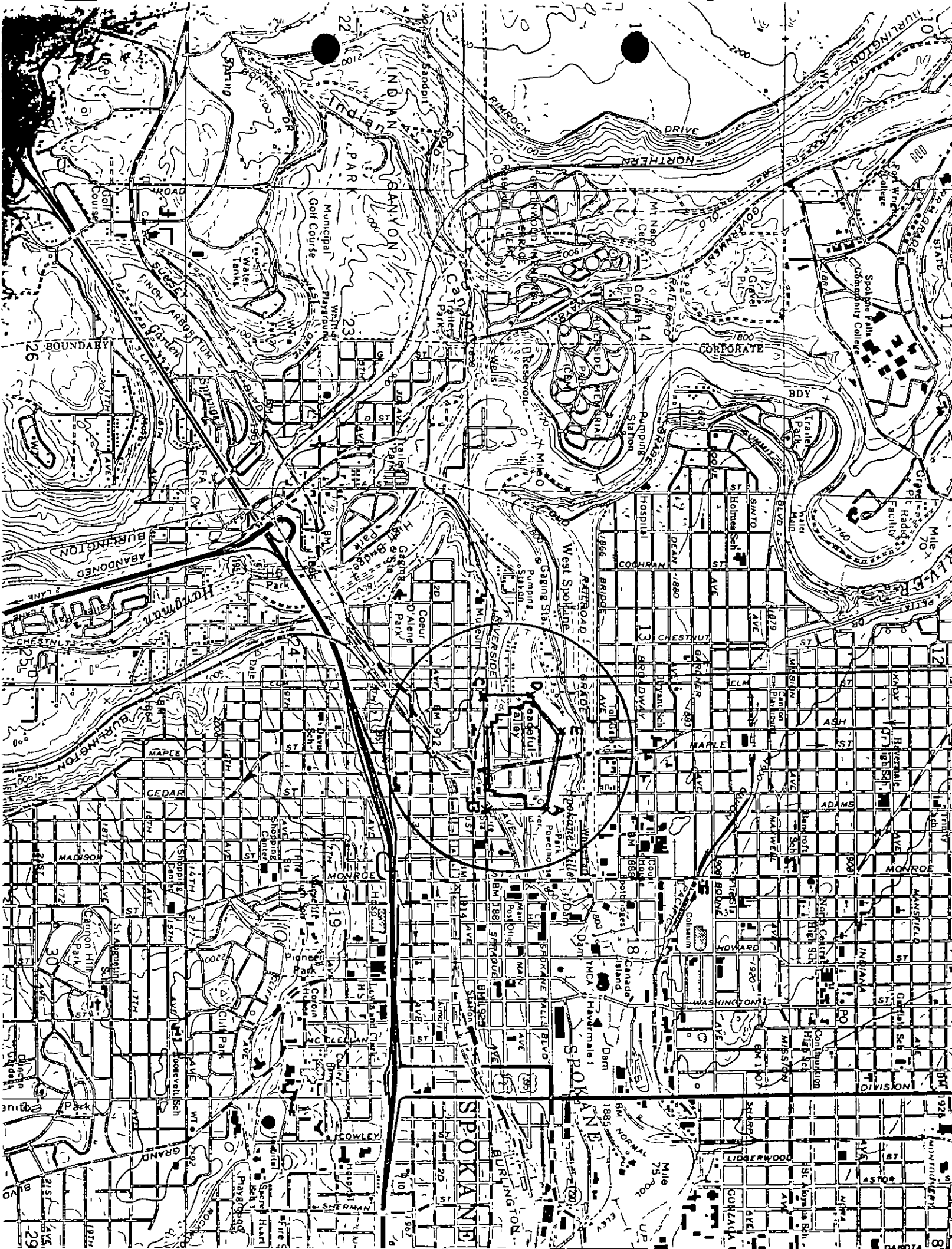
10

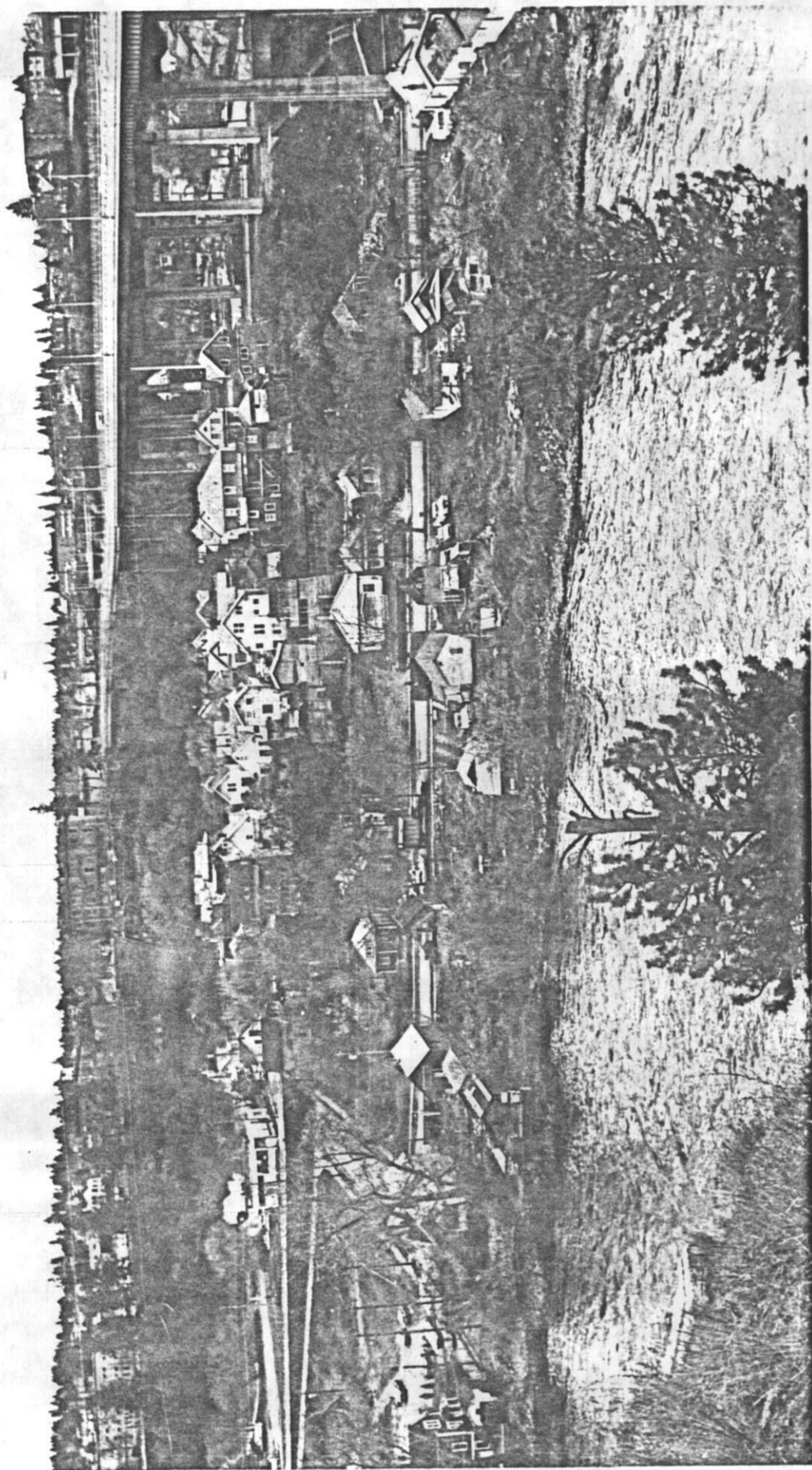
Page

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of Block 5 of the First Addition to the West Riverside Addition of the City of Spokane, Washington.

Commencing at the northeast corner of Lot 5, Block 5 of Glover's Addition; thence southerly to the northern edge of the right of way of Main Street; thence westerly along northern edge of said right of way to a point which is the intersection of said right of way and the northerly extension of the line that is the eastern property line of Lot 1, Block 13 of the Second Addition to the West Riverside Addition, thence southerly along said line to the southeast corner of Lot 20, Block 13 of the Second Addition to the West Riverside Addition; thence westerly to the eastern edge of the Cedar Street right of way, thence southerly along said right of way to the southeast corner of the West Riverside Addition; thence southwesterly to the southeast corner of Lot 8, Block 14 of the Second Addition to the West Riverside Addition, thence westerly to the southwest corner of Lot 53, Block 14 of the Second Addition to the West Riverside Addition; thence northerly to the southeast corner of Lot 1, Block 5 of the First Addition to the West Riverside Addition; thence westerly to the southwest corner of Lot 5, Block 5 of the First Addition to the West Riverside Addition, thence northerly to the northern edge of the West Clarke Avenue right of way; thence westerly on said right of way to the southwest corner of Lot 27, Block 3 of the First Addition to the West Riverside Addition, thence northerly to the northern edge of the West Main Avenue right of way; thence westerly along said right of way to the southwest corner of Lot 23, Block 2 of the First Addition to the West Riverside Addition; thence northerly to the southern bank of the Spokane River, thence proceed in a northeasterly and easterly direction along said riverbank to Lot 5, Block 5 of Glover's Addition, the point of origin





Peaceful Valley Historic District  
Spokane, Washington

Nancy Compau/Janice Rutherford  
April 1983, Washington State Office of  
Archaeology and Historic Preservation

Taken from the north side of the Spokane  
River facing south across the eastern  
side of Peaceful Valley.

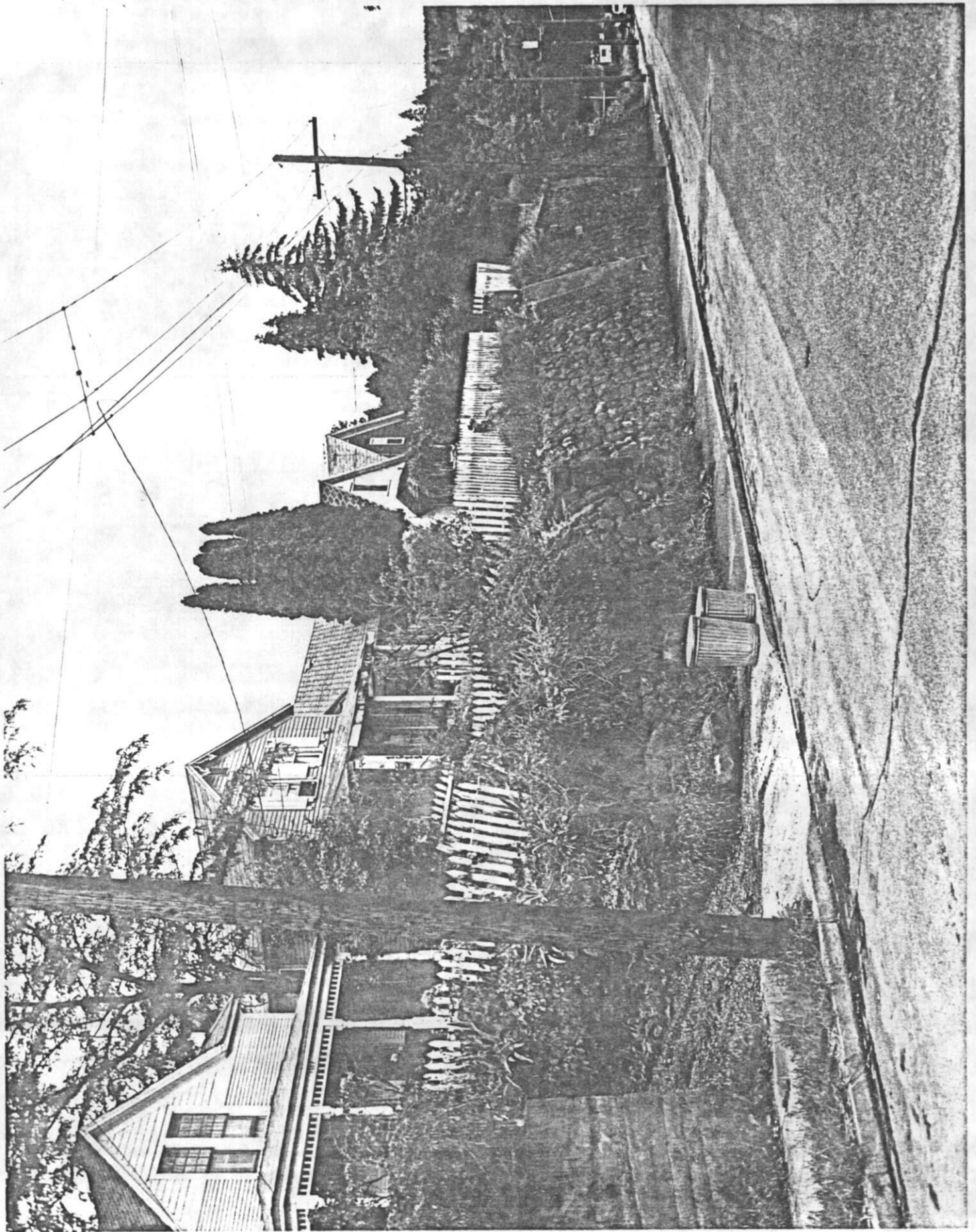




Peaceful Valley Historic District  
Spokane, Washington

Nancy Compau/Janice Rutherford  
April 1983, Washington State Office of  
Archaeology and Historic Preservation

Taken from Riverside Avenue facing north-  
west across Peaceful Valley toward the  
Maple Street Bridge. West Clarke Avenue  
is in the foreground.



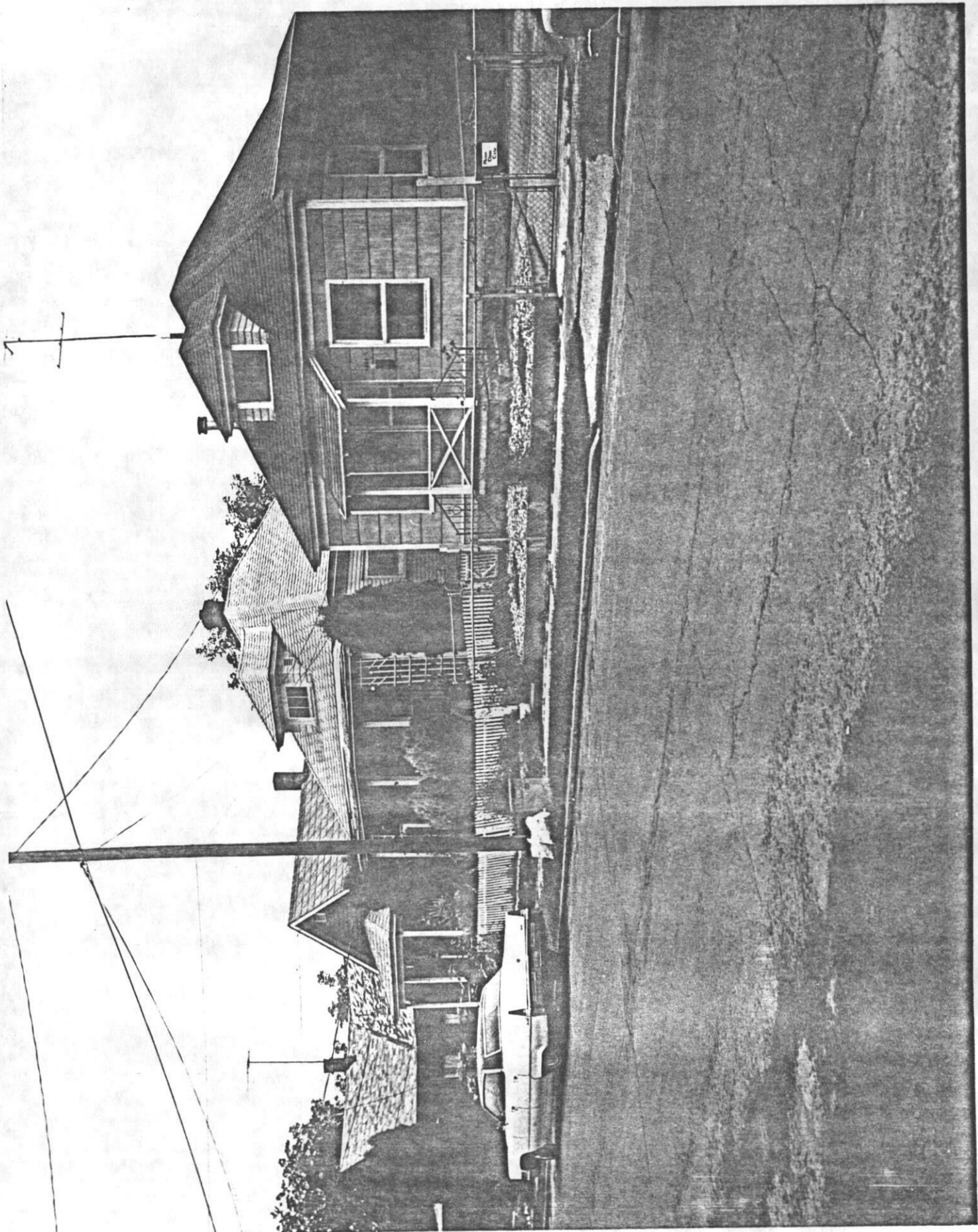


Peaceful Valley Historic District  
Spokane, Washington

Mark Brack, June 1983  
Washington State Office of Archaeology  
and Historic Preservation

West Main Avenue facing southwest. From  
left to right: 1607 (primary), 1611  
(secondary), 1613 (altered historic),  
1619 (secondary), and 1621 (altered  
historic).

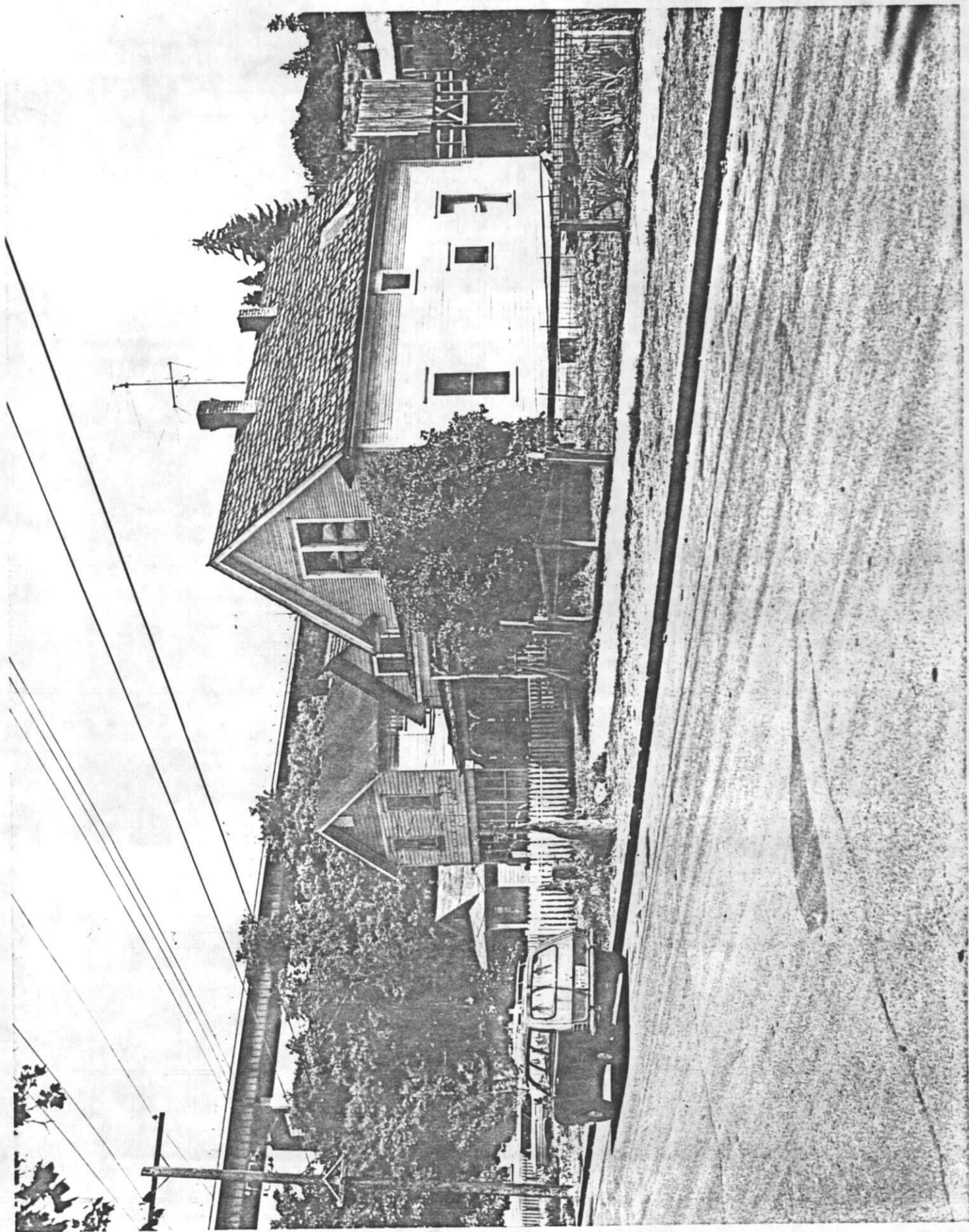




Peaceful Valley Historic District  
Spokane, Washington

Mark Brack, June 1983  
Washington State Office of Archaeology  
and Historic Preservation

West Clarke Avenue facing northwest.  
From right to left: 1634 (altered  
historic), 1636 (secondary), 1640  
(secondary), and 1642 (secondary).





Peaceful Valley Historic District  
Spokane, Washington

Mark Brack, June 1983  
Washington State Office of Archaeology  
and Historic Preservation

Water Street, facing southeast. From  
left to right: 1631 (primary), 1633  
(altered historic), 1635 (primary), and  
1637 (secondary).



Peaceful Valley Historic District  
Spokane, Washington

Nancy Compau/Janice Rutherford  
October 1982, Washington State Office of  
Archaeology and Historic Preservation  
1518 West Water, "row cabins," facing  
northeast (primary).



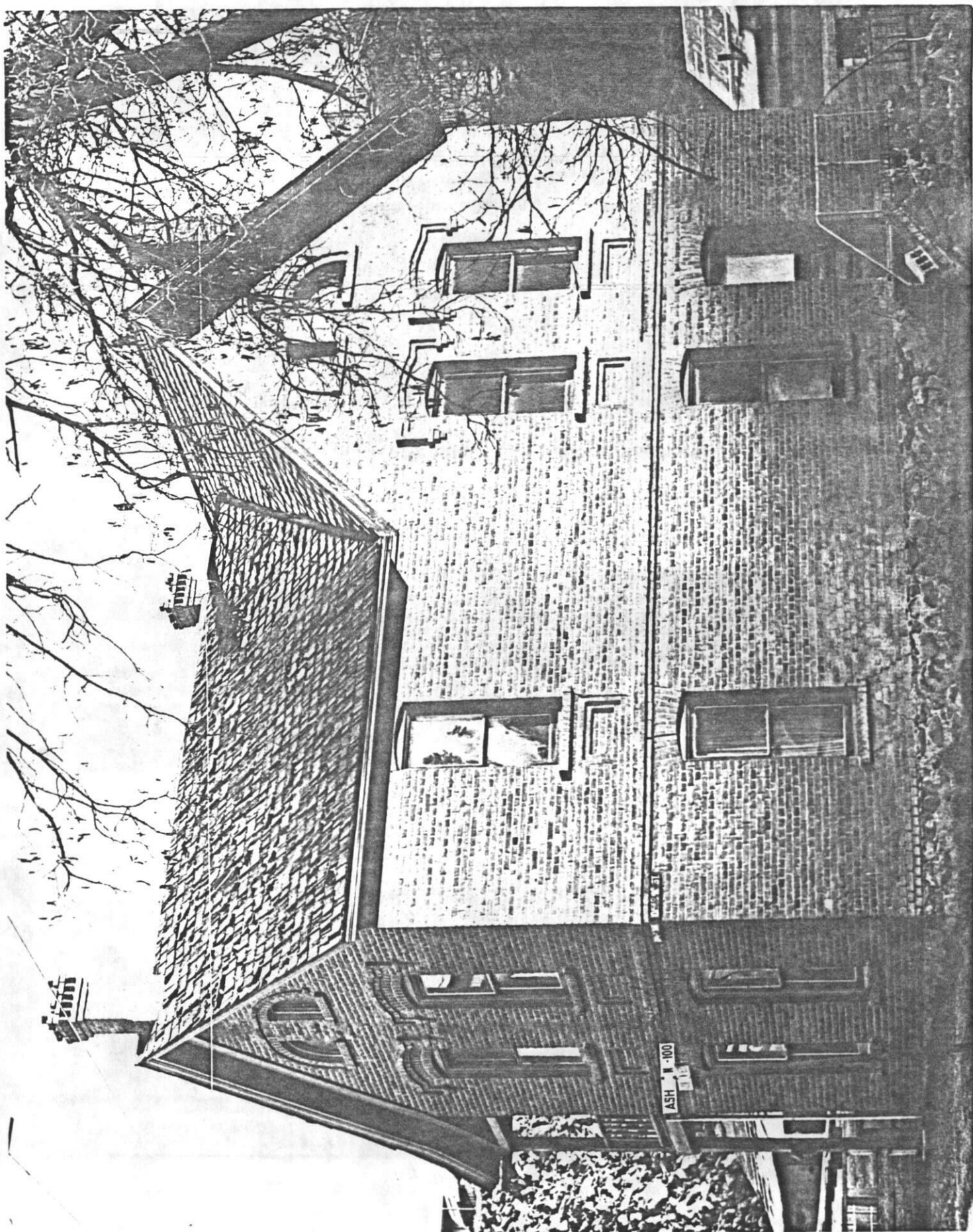


Peaceful Valley Historic District  
Spokane, Washington

Nancy Compau/Janice Rutherford  
October 1982, Washington State Office of  
Archaeology and Historic Preservation

110 North Cedar, facing east (primary).  
A typical "pioneer type" house.





REPORT  
SPokane, Washington

Nancy Compau/Janice Rutherford  
October 1982, Washington State Office of  
Archaeology and Historic Preservation

1647 West Main Avenue,  
Spokane, Washington

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Peaceful Valley Historic District

Spokane, Washington

Page 1

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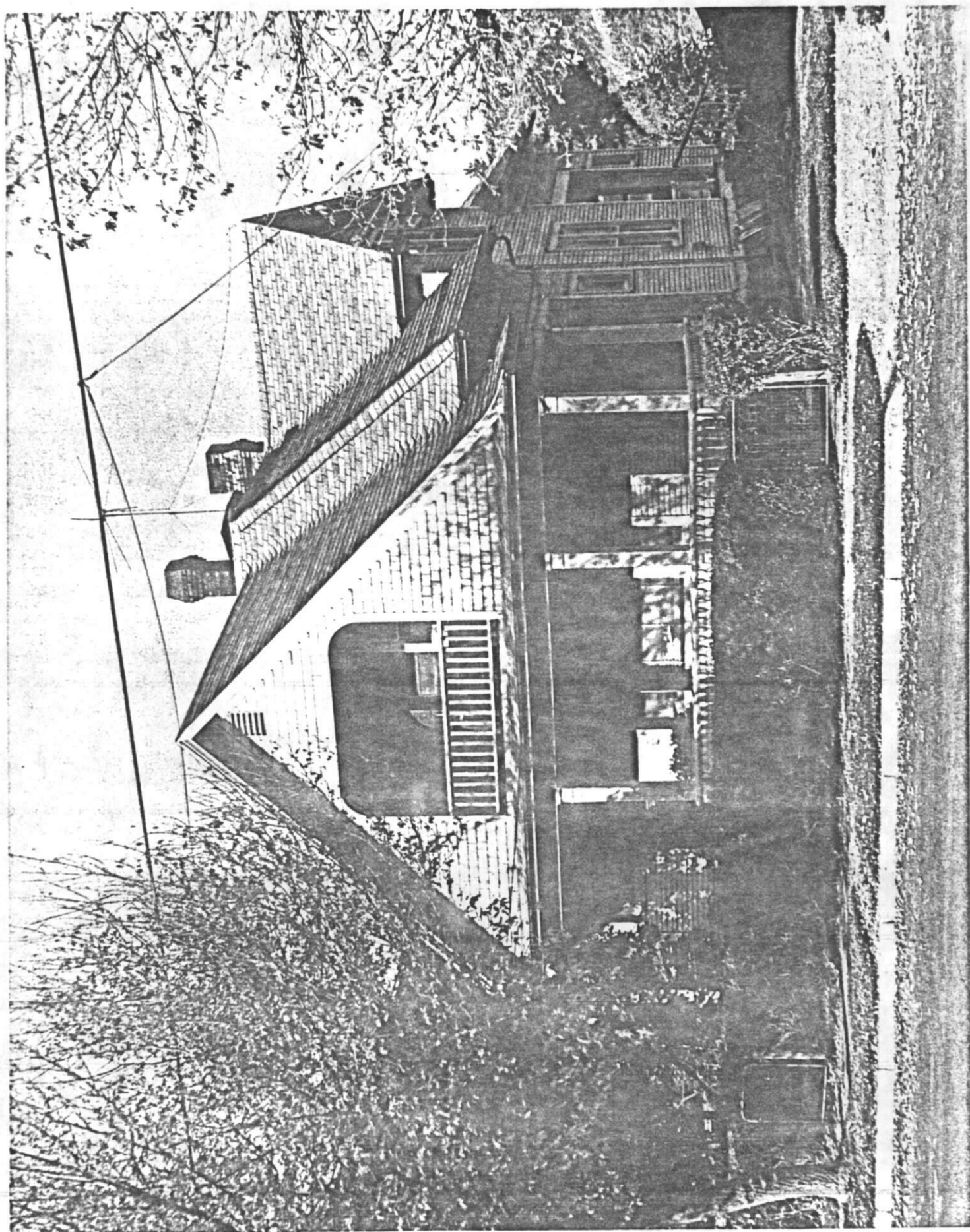
Peaceful Valley Historic District  
Spokane, Washington

Nancy Compau/Janice Rutherford  
October 1982, Washington State Office of  
Archaeology and Historic Preservation

1647 West Main Avenue, the Pietsch House,  
facing southeast (primary).

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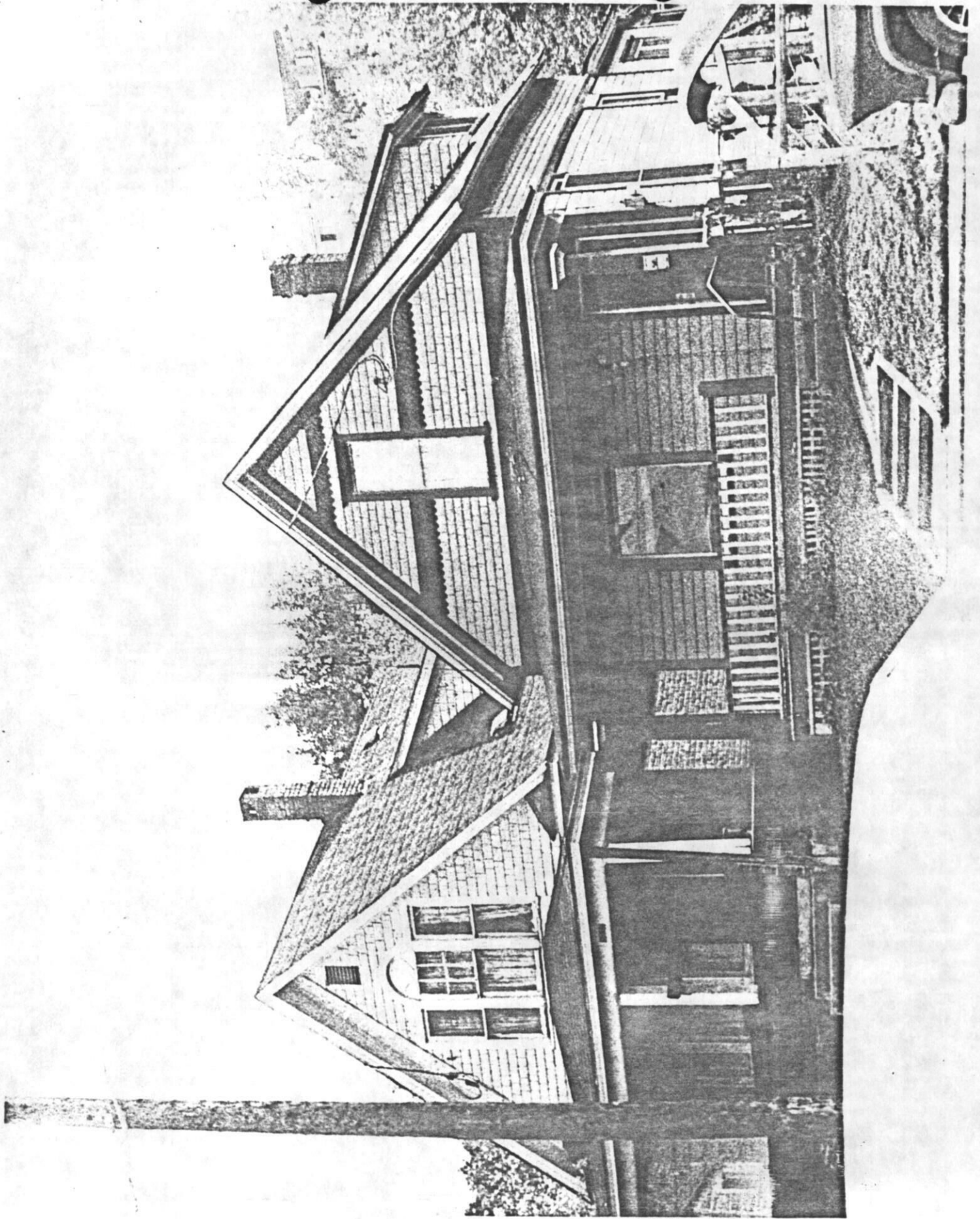




Peaceful Valley Historic District  
Spokane, Washington

Nancy Compau/Janice Rutherford  
October 1982, Washington State Office of  
Archaeology and Historic Preservation

1424 West Main, facing south (primary)..

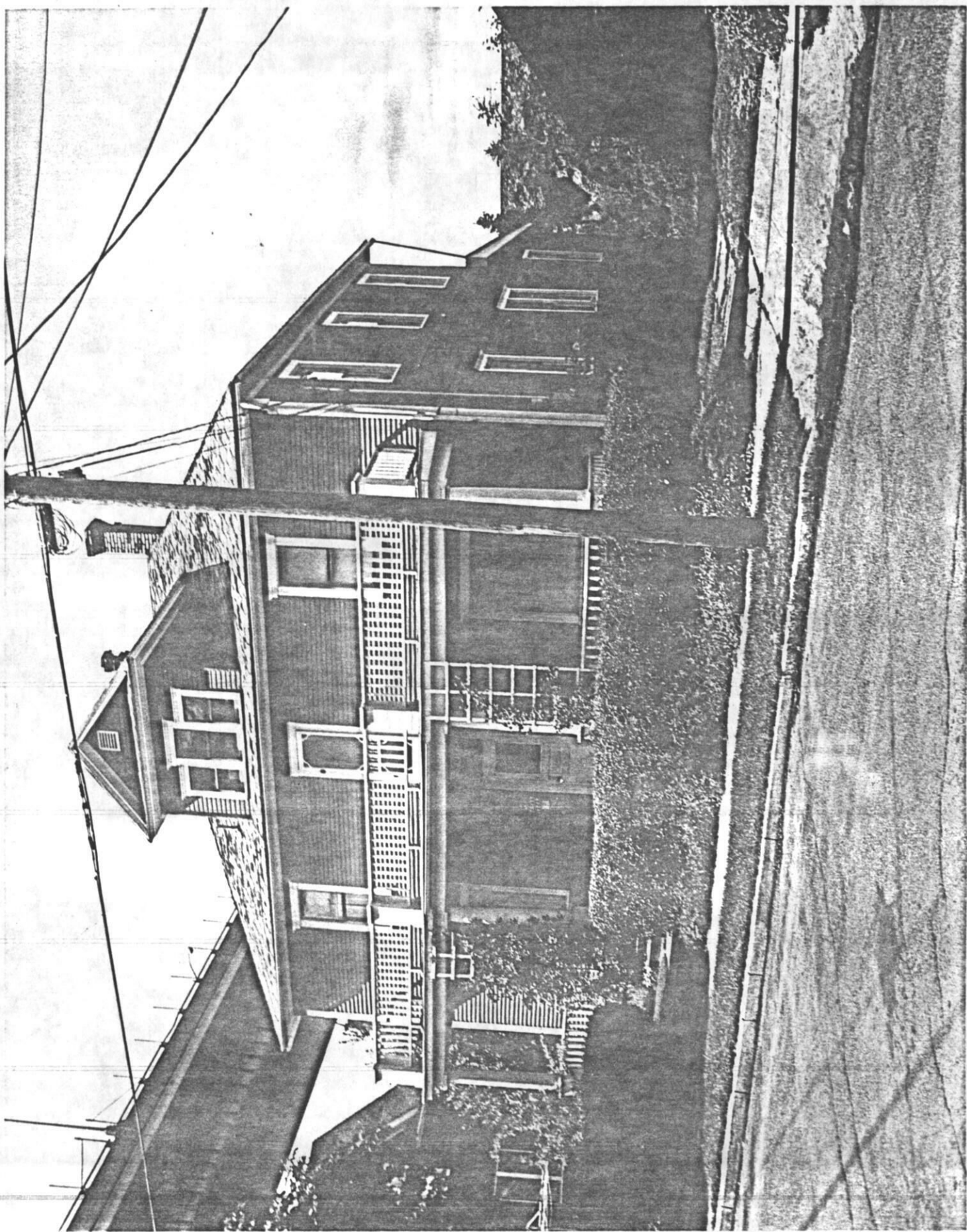




Peaceful Valley Historic District  
Spokane, Washington

Nancy Compau/Janice Rutherford  
October 1982, Washington State Office of  
Archaeology and Historic Preservation

West Clarke Avenue; facing southeast.  
From left to right: 1639 (secondary),  
1641 (Primary).



Peaceful Valley Historic District  
Spokane, Washington

Mark Brack, June 1983  
Washington State Office of Archaeology  
and Historic Preservation  
1508 West Main Avenue, facing northwest  
(secondary).

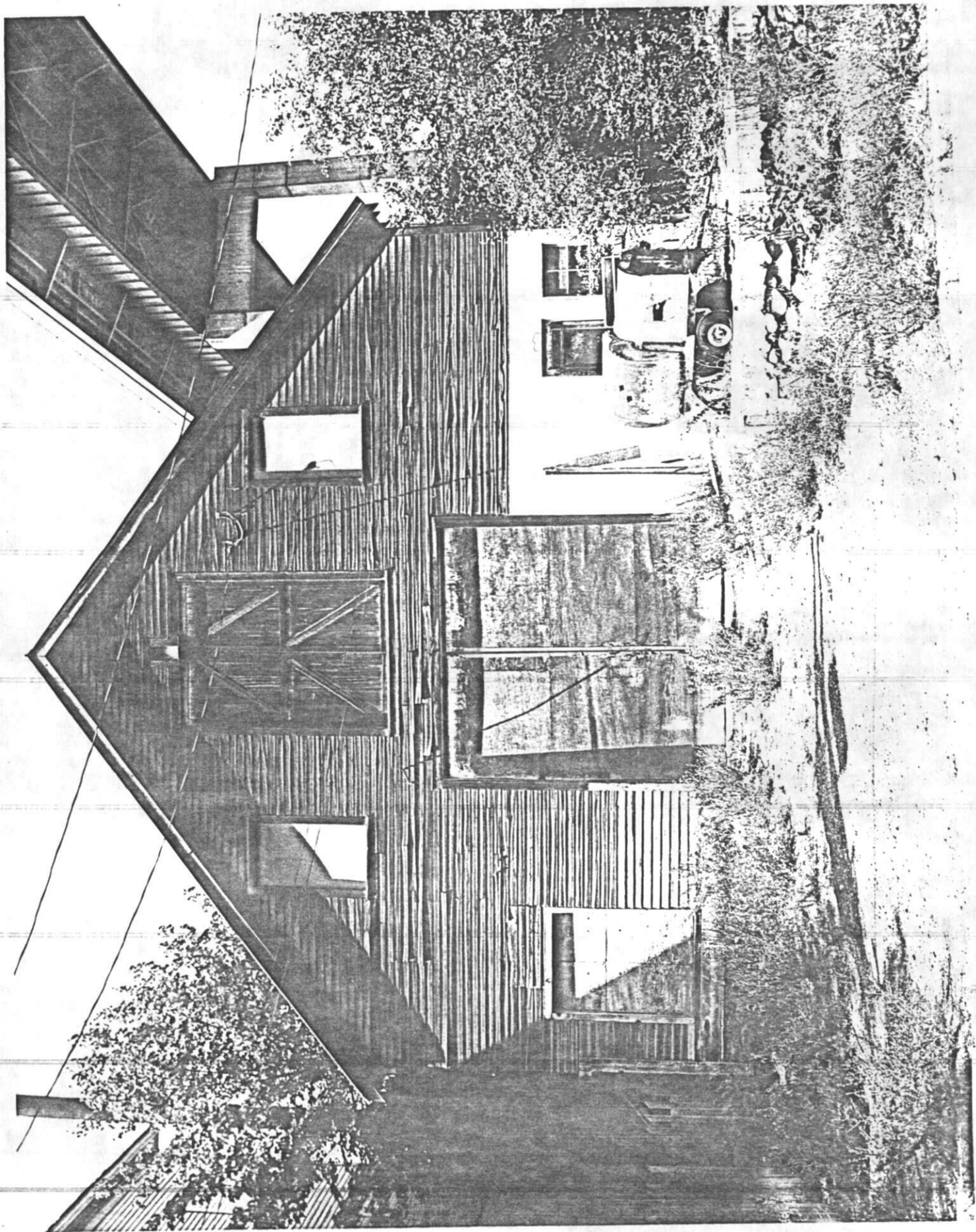




Peaceful Valley Historic District  
Spokane, Washington

Mark Brack, June 1983  
Washington State Office of Archaeology  
and Historic Preservation

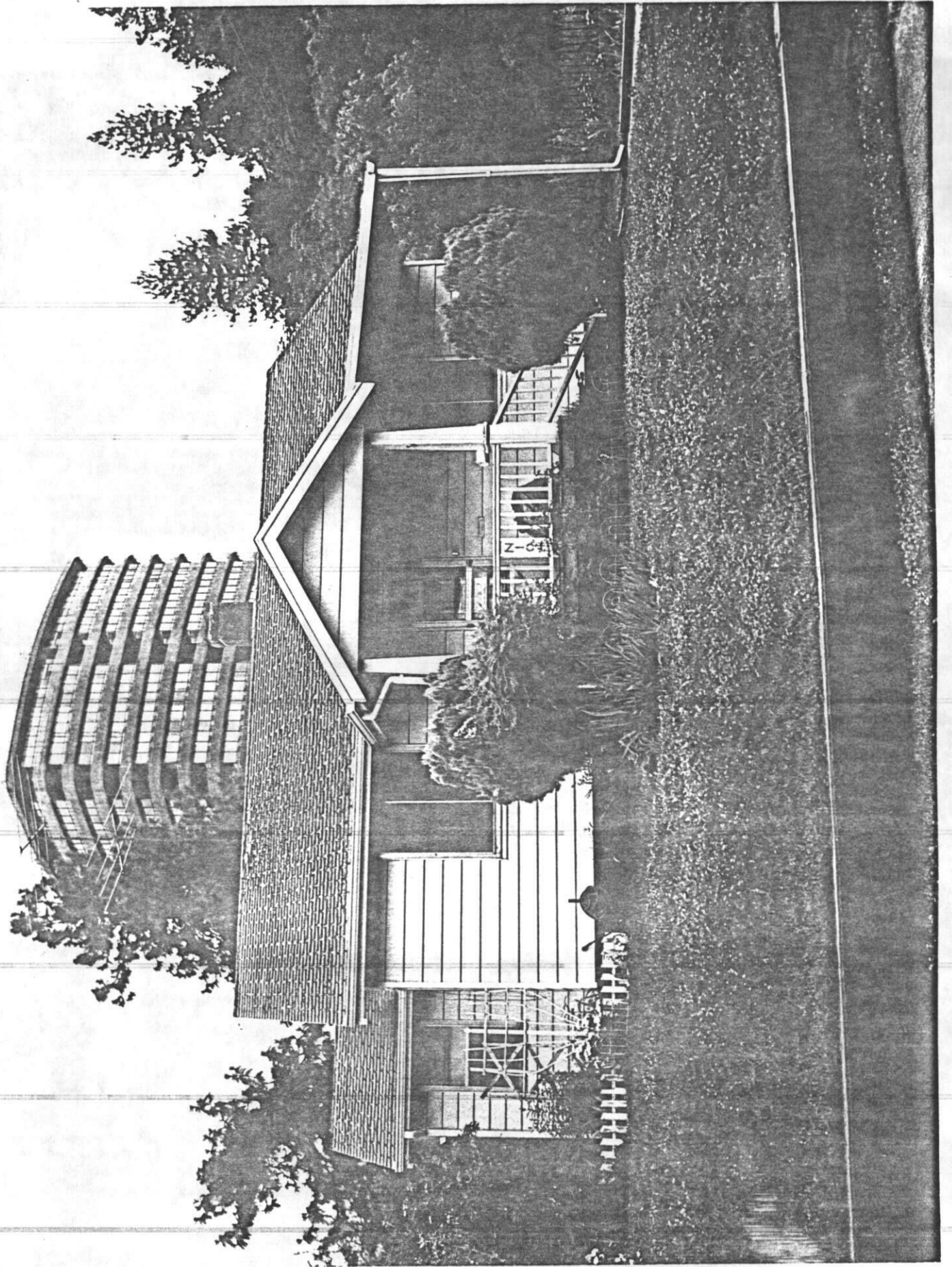
1701 West Water with garage, facing  
northwest (secondary).





Peaceful Valley Historic District  
Spokane, Washington

Mark Brack, June 1983  
Washington State Office of Archaeology  
and Historic Preservation  
1606 Water Street, Livery Barn, facing  
north (altered historic).



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Peaceful Valley Historic District  
Spokane, Washington

Mark Brack, June 1983  
Washington State Office of Archaeology  
and Historic Preservation  
104 North Cedar Street, facing east  
(recent compatible).



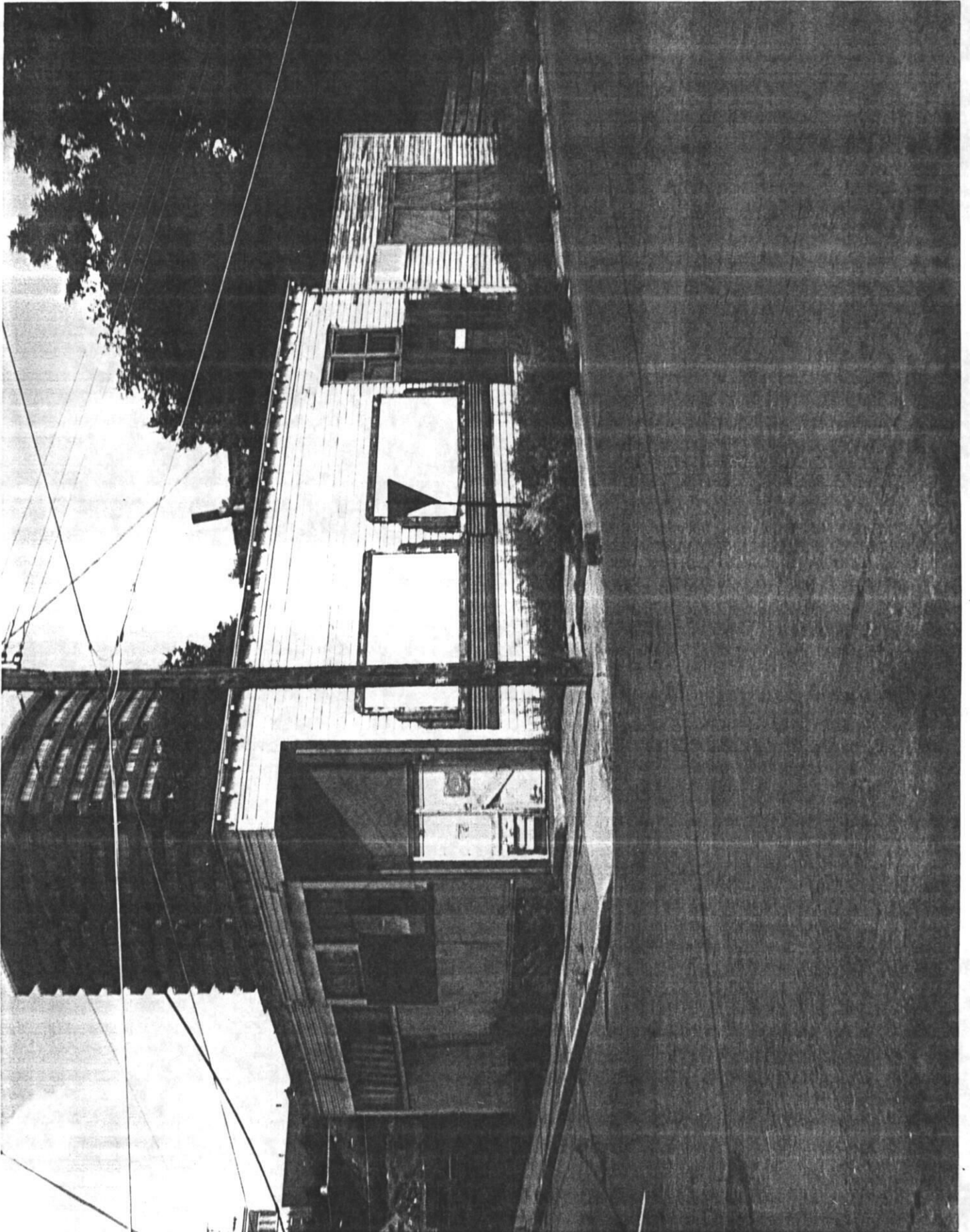


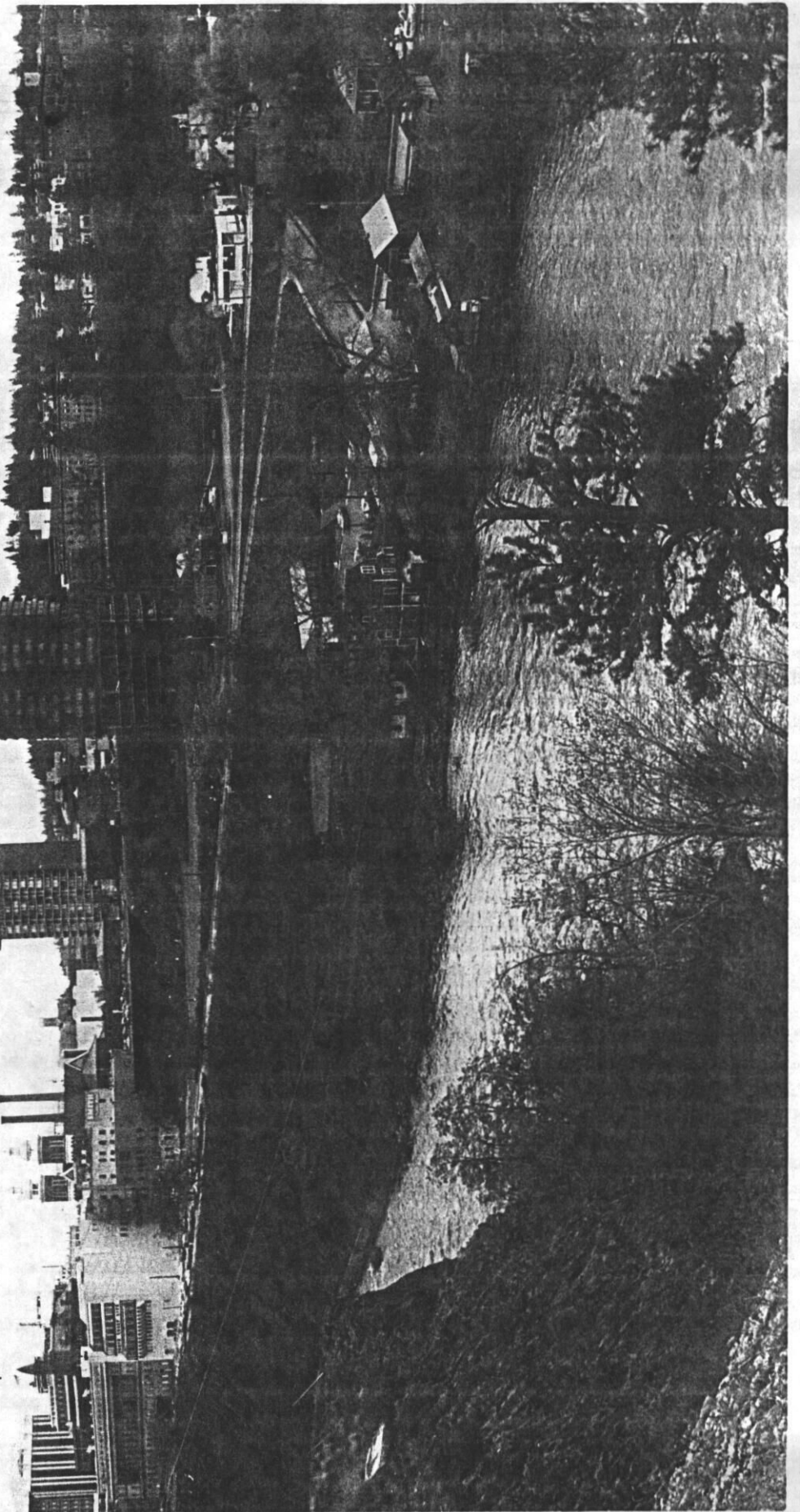


Peaceful Valley Historic District  
Spokane, Washington

Mark Brack, June 1983  
Washington State Office of Archaeology  
and Historic Preservation

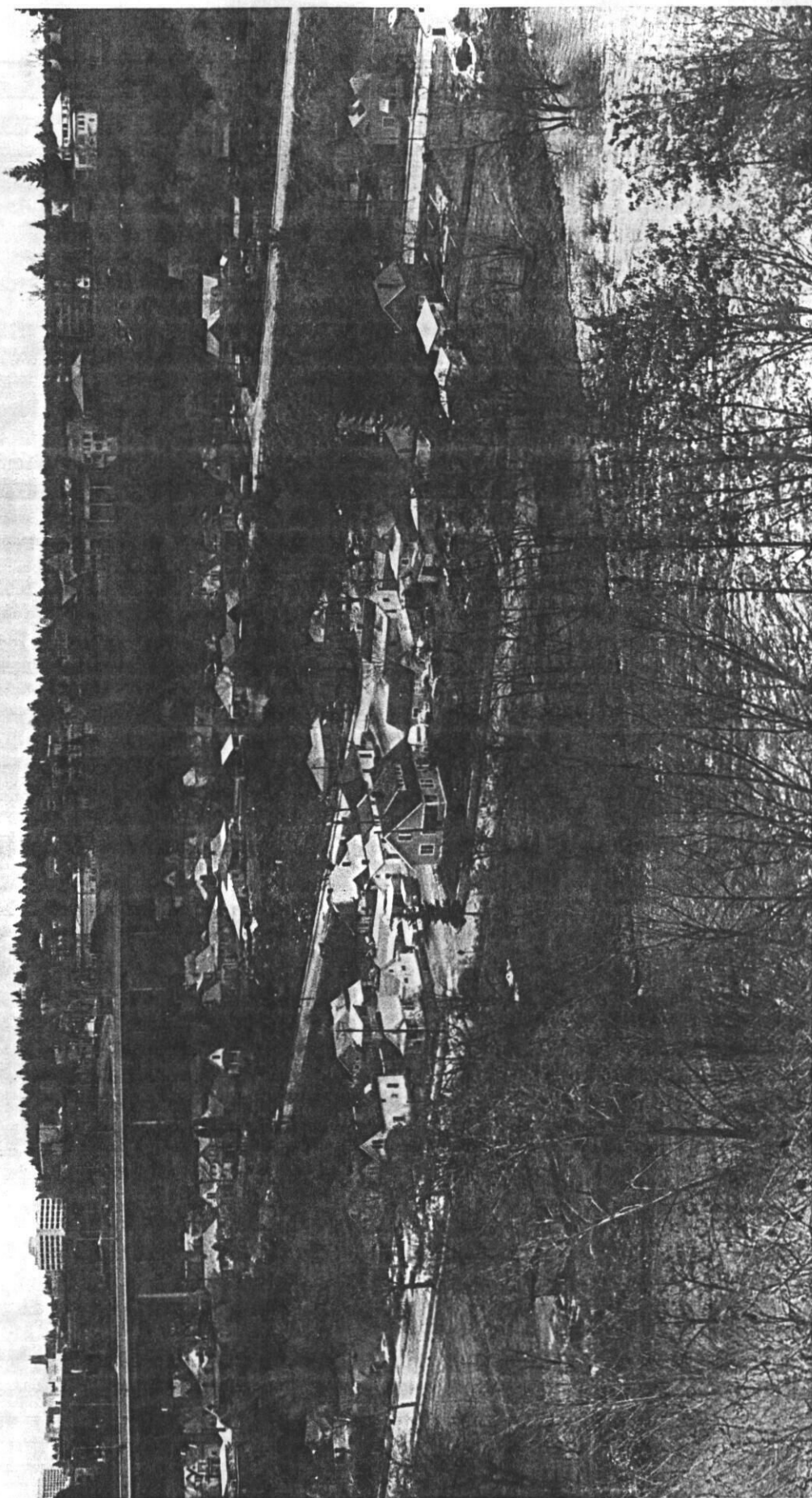
West Clarke Avenue facing northwest.  
From right to left: 1406 (intrusive),  
1408 (intrusive), and 1410 (altered  
historic).





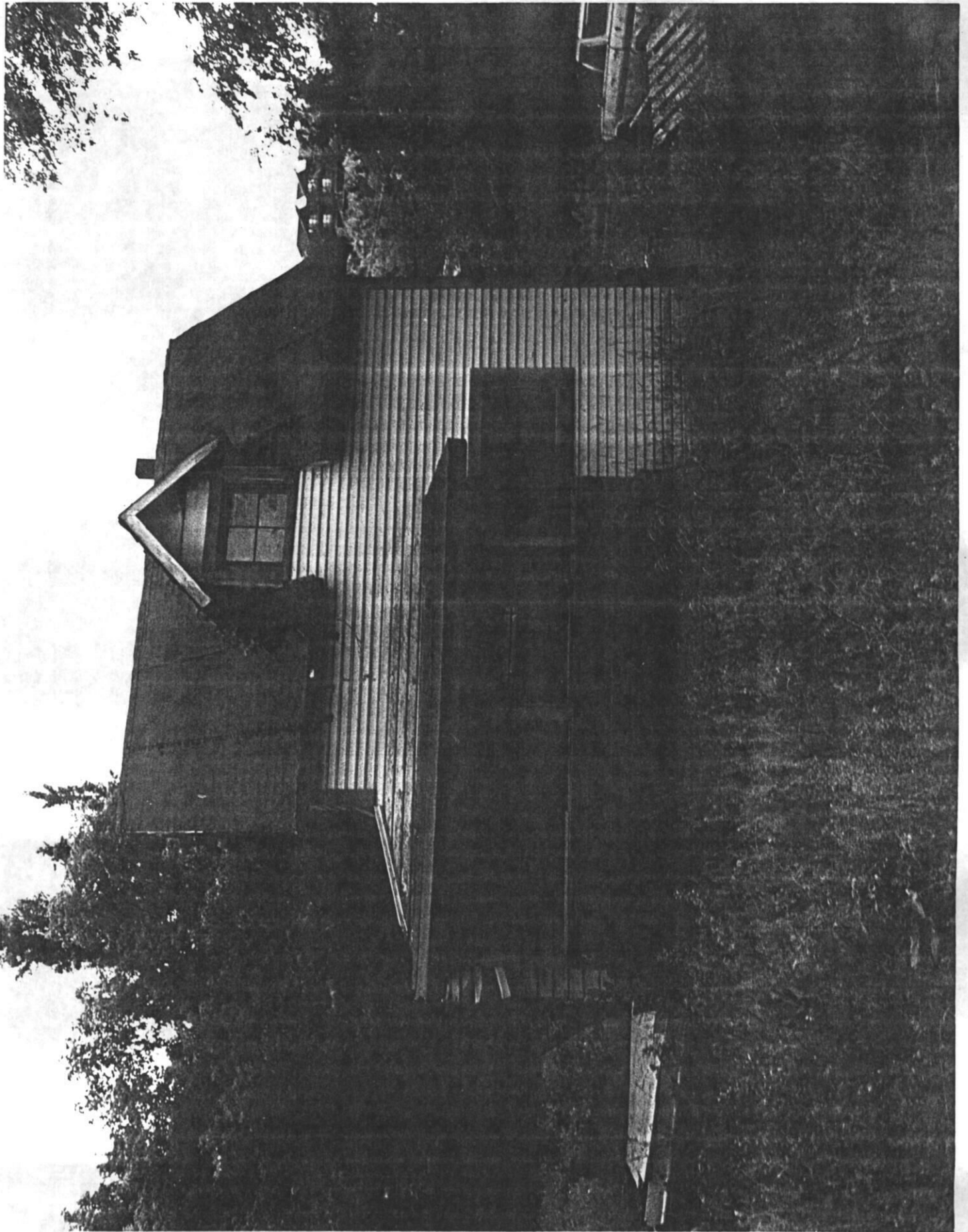


Looking SE across Spokane River to Peaceful Valley; Glover Field in left foreground & long low building is Peaceful Valley Community Center. Main Street runs from left of picture west into Valley, dividing and turning down towards river to become Cedar St. Note grocery store on corner (Main & Cedar). Tower in background and large buildings face Riverside Avenue. Peaceful Valley, Spokane, Washington, 1983.

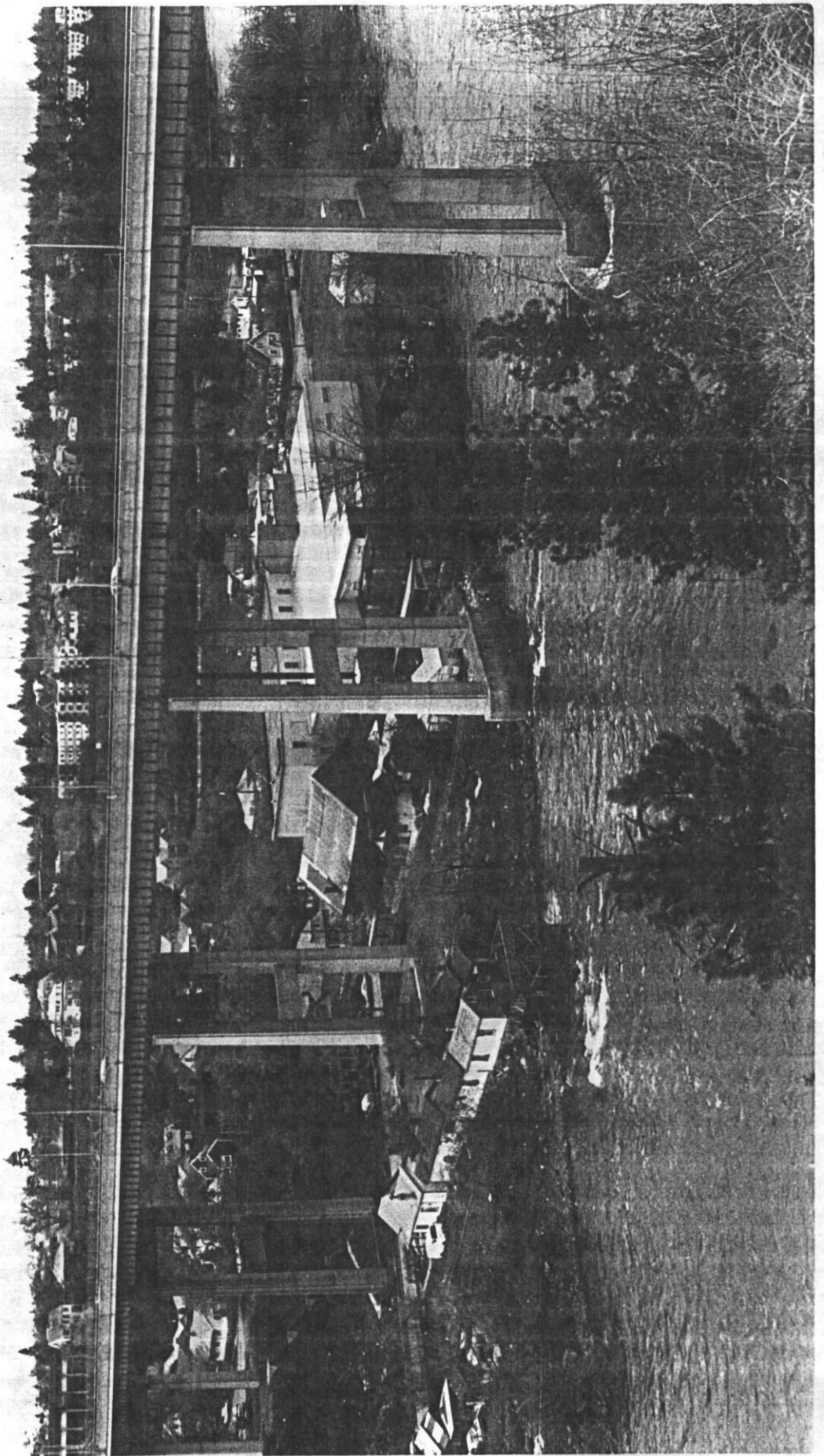


Looking SE across river  
towards Peaceful Valley,  
Spokane, Washington, 1983.  
Shows portions of Water  
street in foreground, Main  
and Clarke streets. Large  
brick building in left  
is apartment house built by  
Groschoff on Main. Pietsch  
house (brick) shows in  
center on Main at foot of  
hill. Note Maple Street  
bridge. 5 of 18.

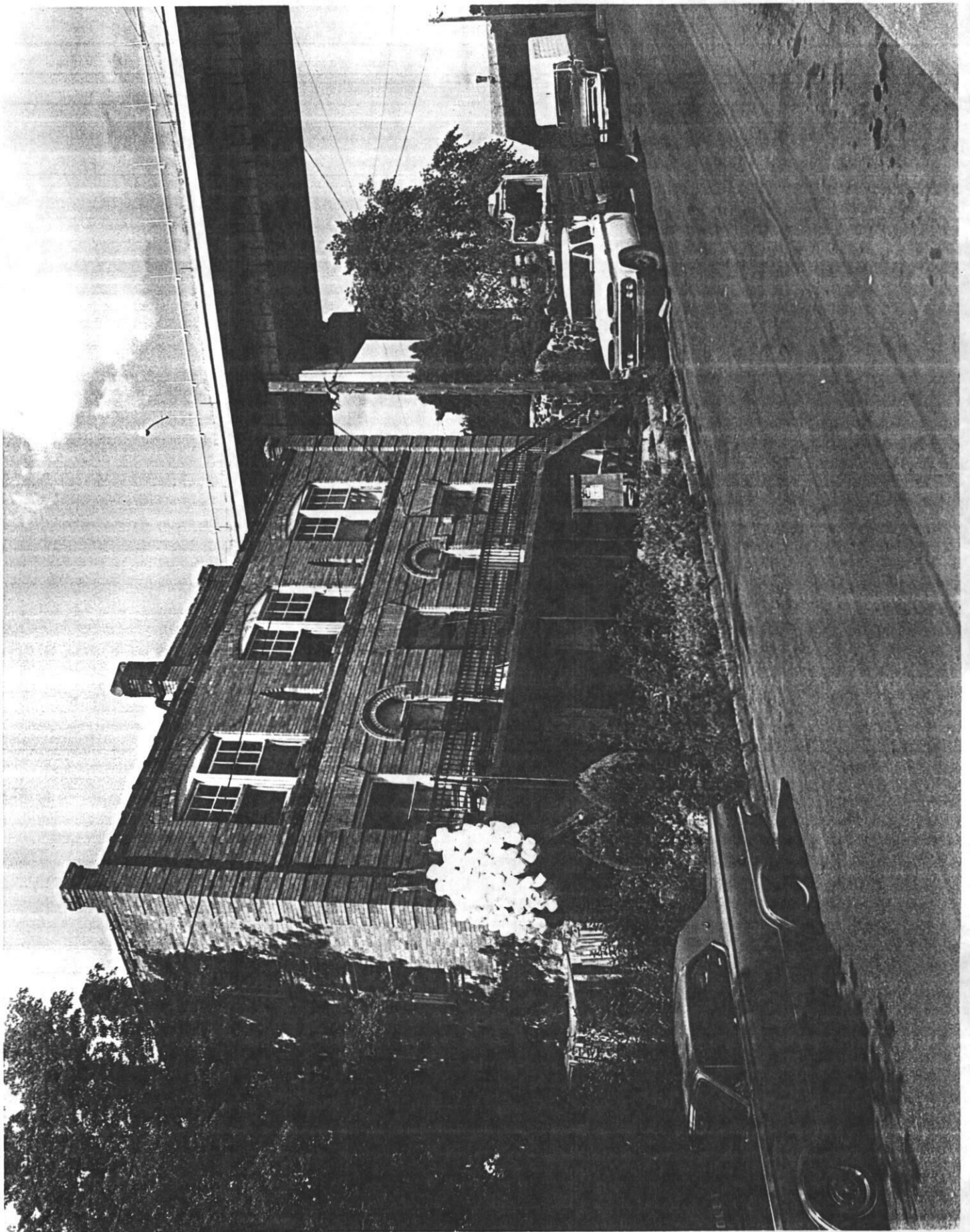




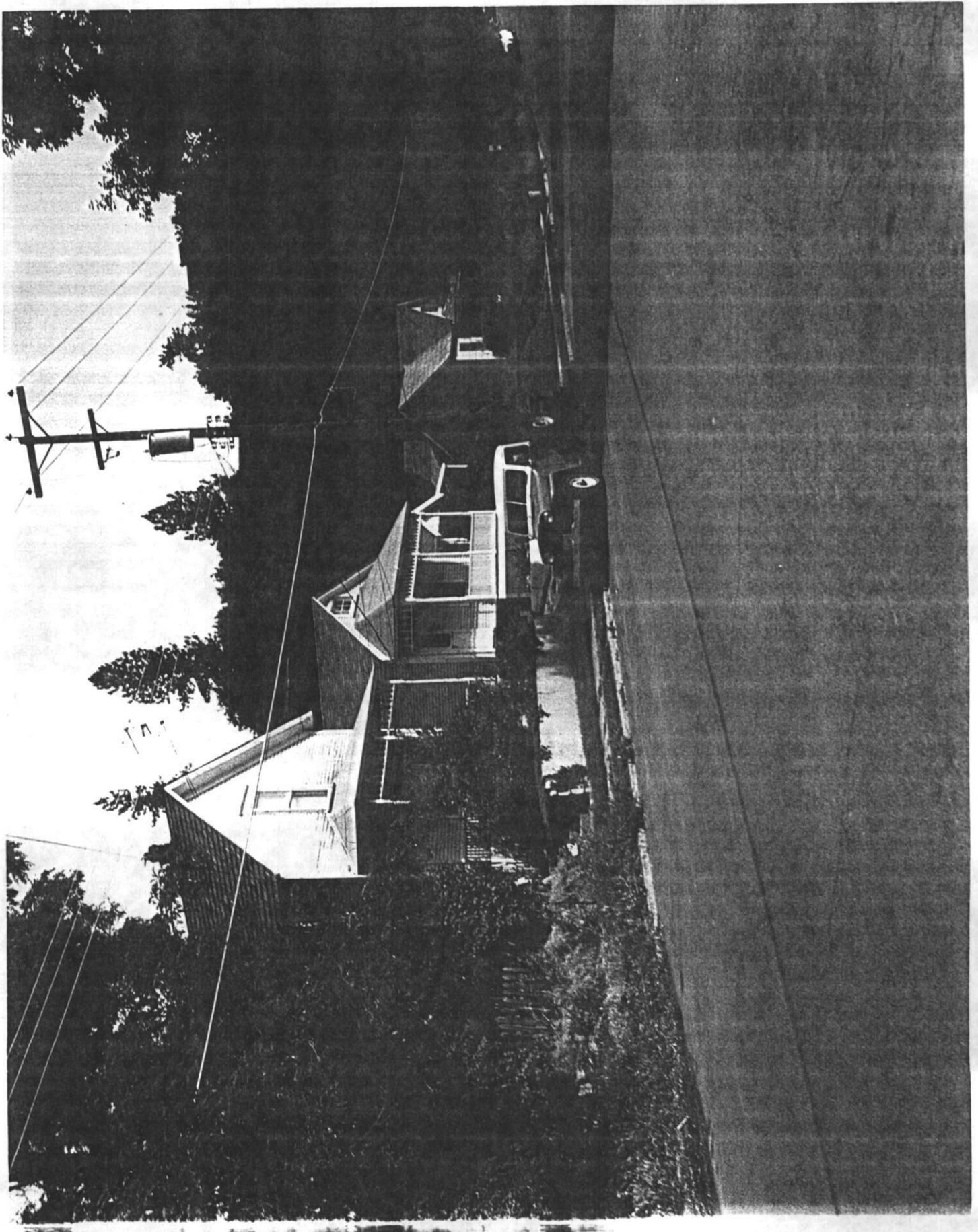


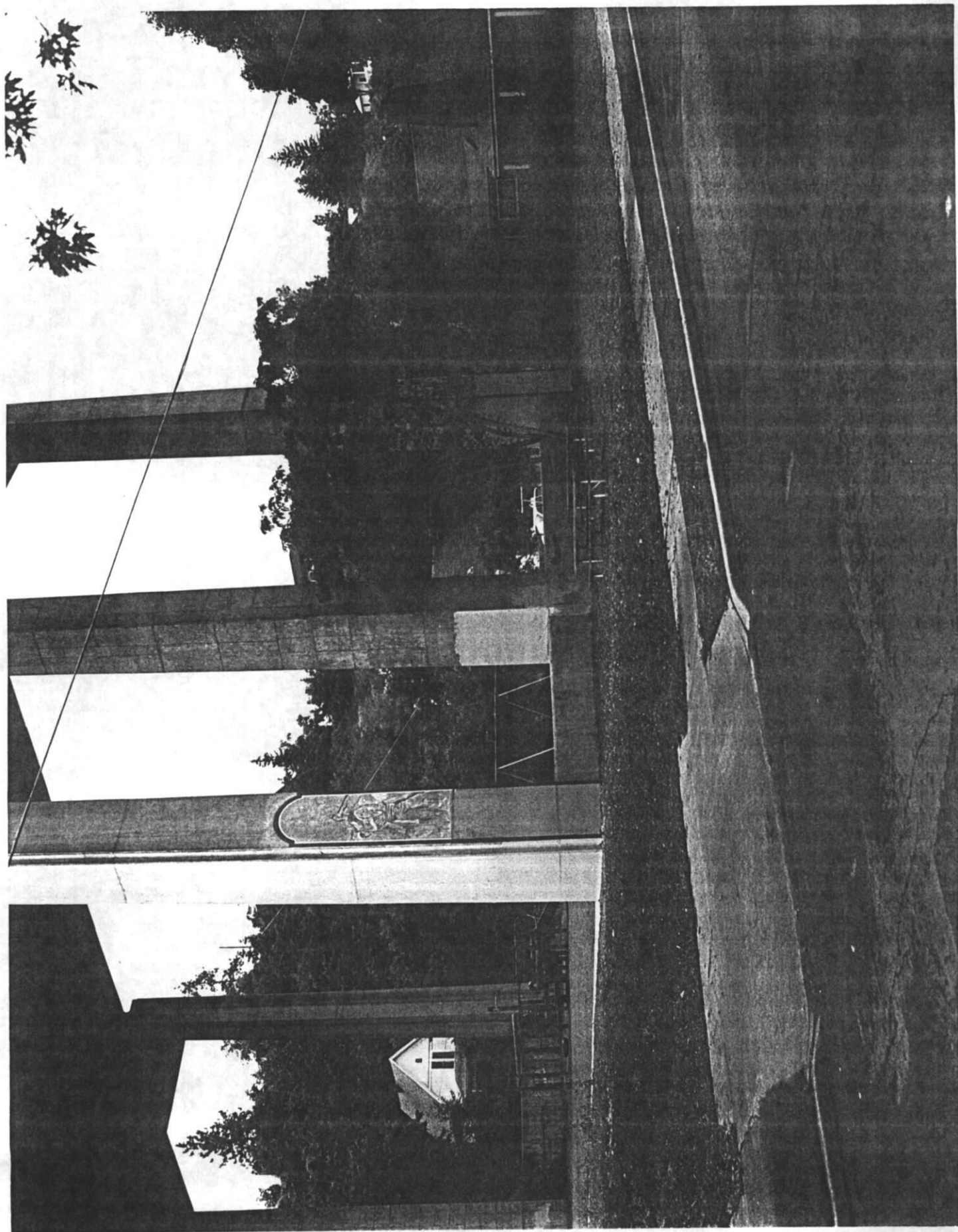


Looking SW across Spokane  
River to Peaceful Valley.  
Street along river is Water  
Street; row cabins, old  
livery stable and Spokane  
Casket Company face Water  
Street. Maple Street  
Bridge runs through the  
Valley. Peaceful Valley,  
Spokane, Washington, 1983.

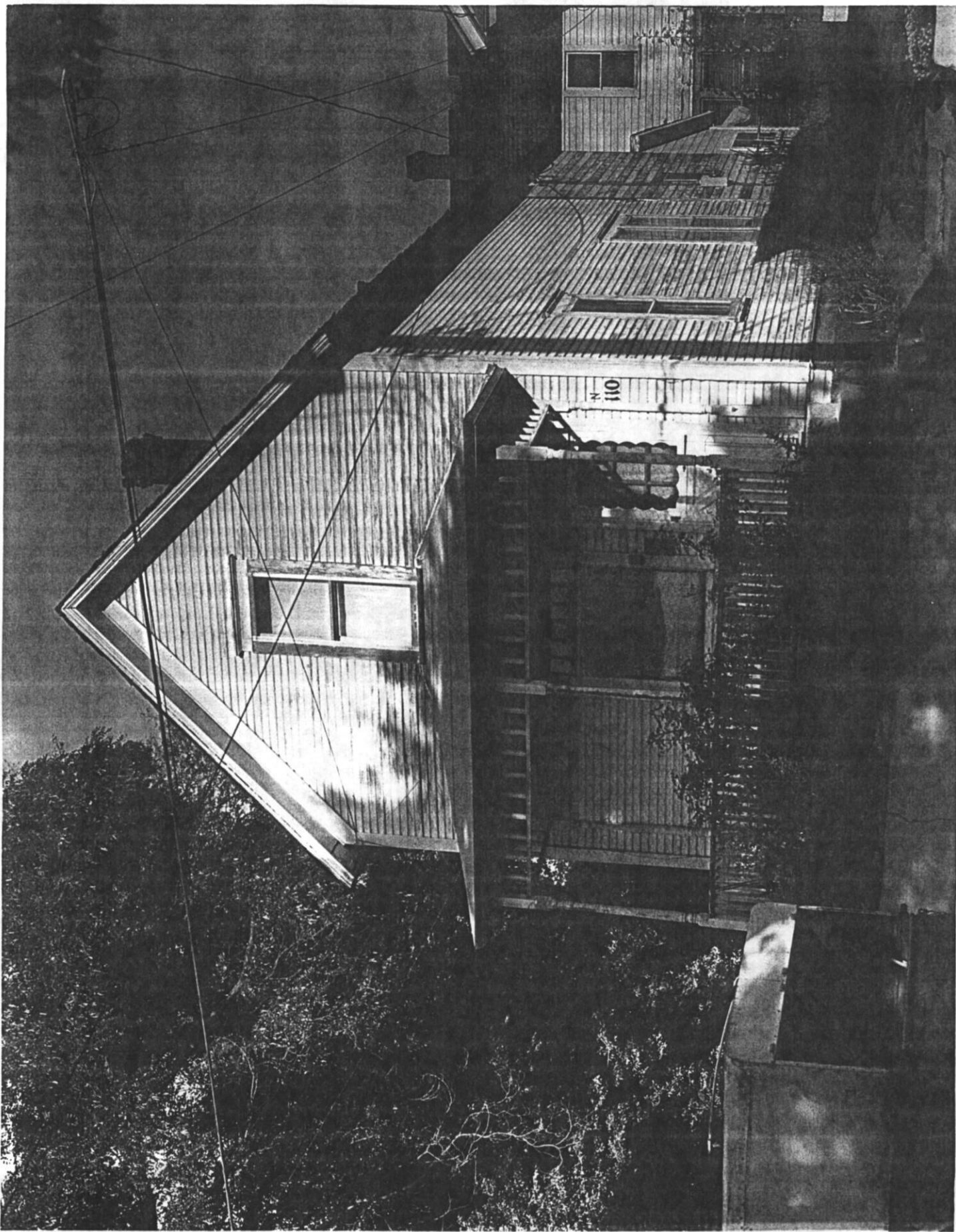








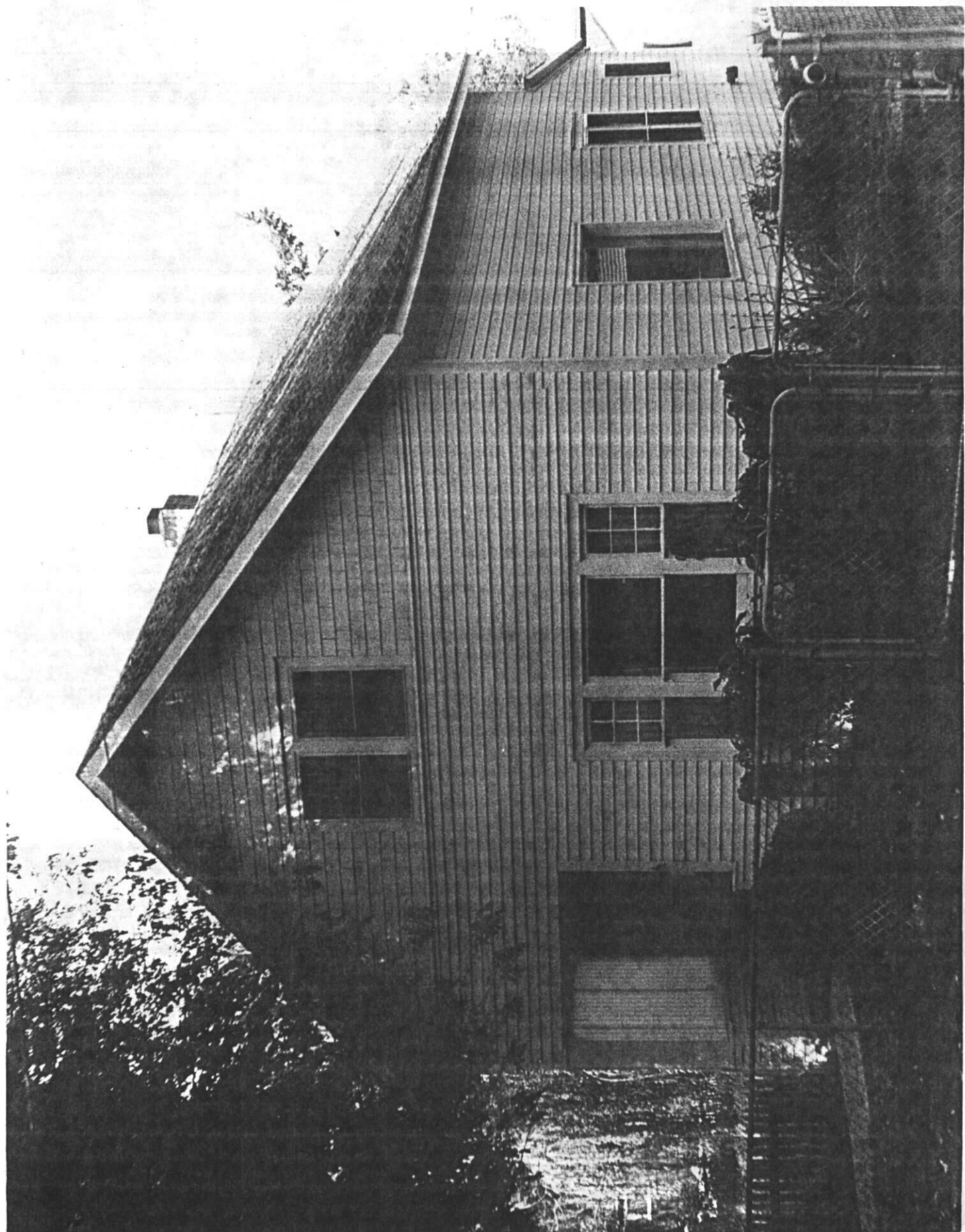






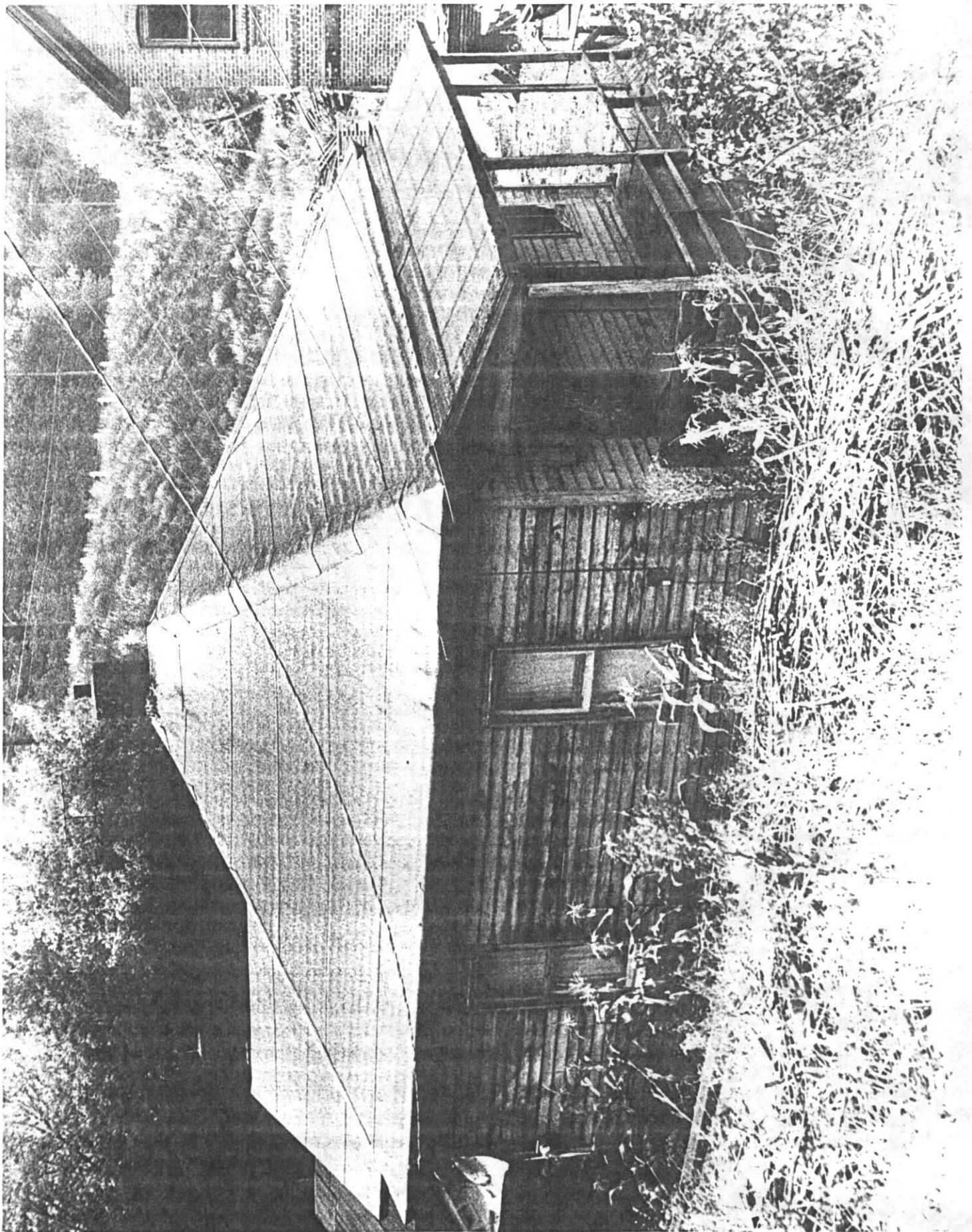
1609 Water (1907)  
Peaceful Valley, Spokane,  
Washington, 1983. 9 of 18







1618 W. Wilson (1911)  
Peaceful Valley, Spokane,  
Washington, 1983. 16 of 18



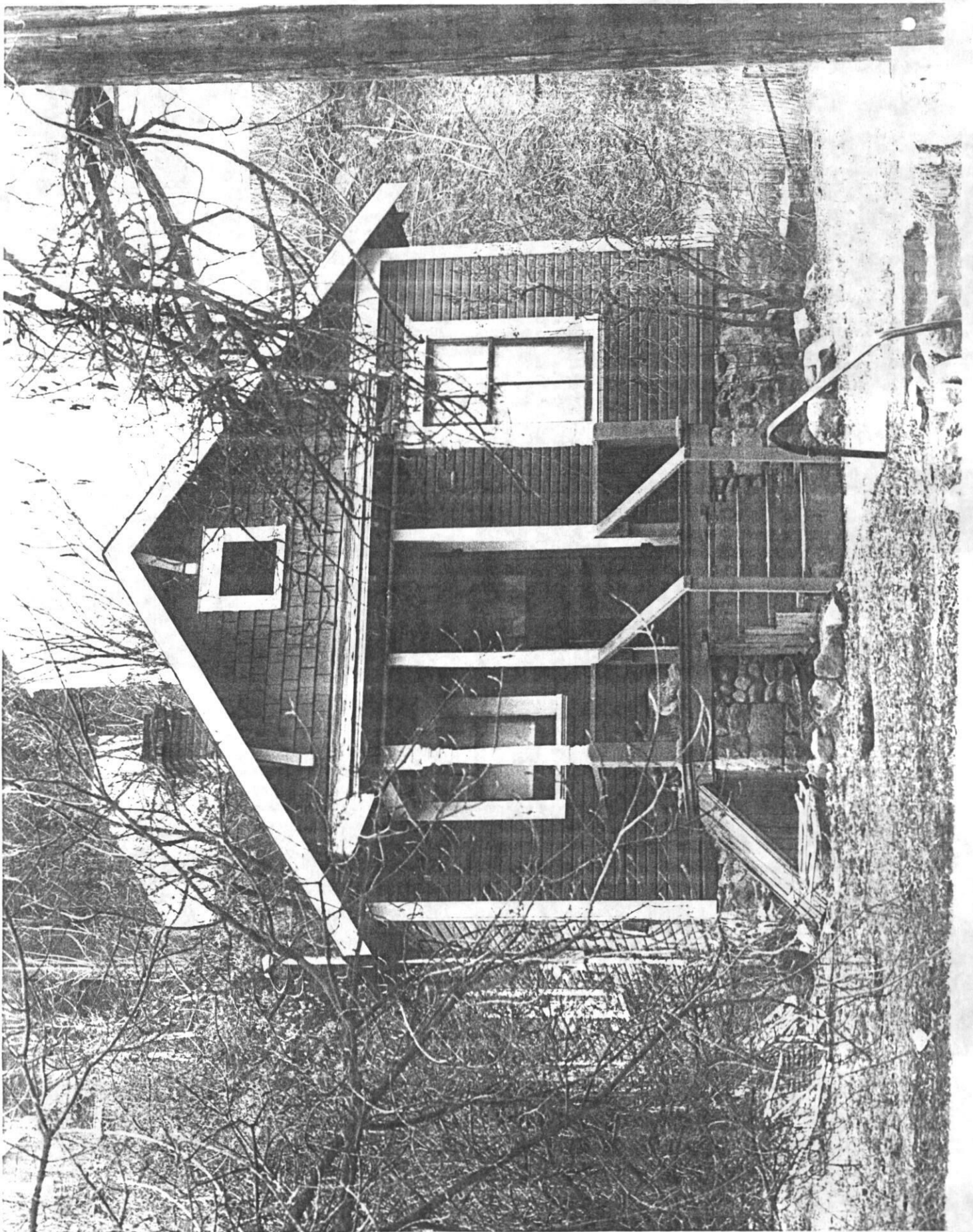
1639 West Main (1907)  
Peaceful Valley, Spokane,  
Washington, 1983. 11 of 18







North 107 Maple (1918)  
Cowley School building  
entrance. Peaceful Valley,  
Spokane, Washington, 1983.  
18 of 18



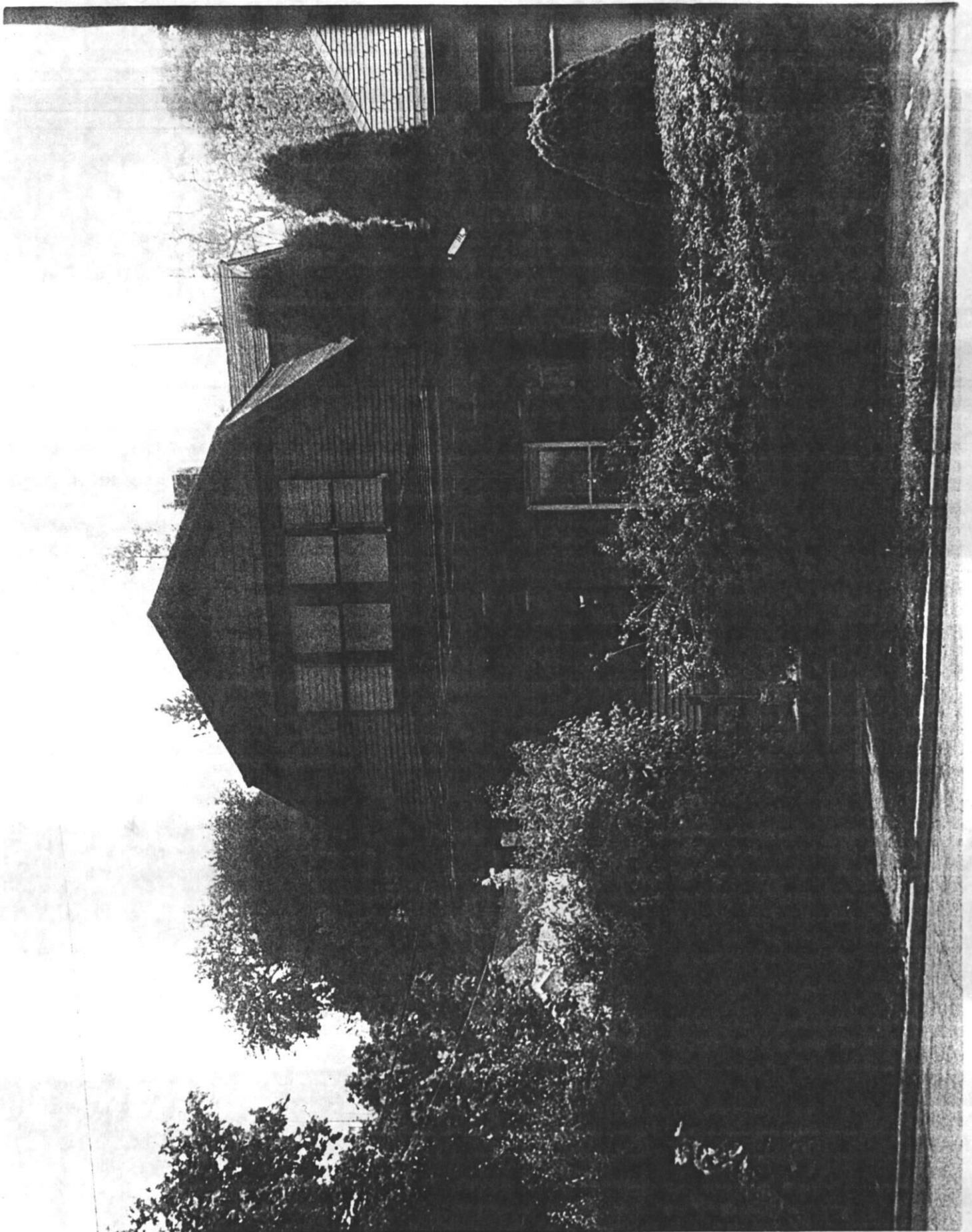
West 1513 Water  
Typical small cabin in  
Peaceful Valley, Spokane,  
Washington. 1983. 6 of 18





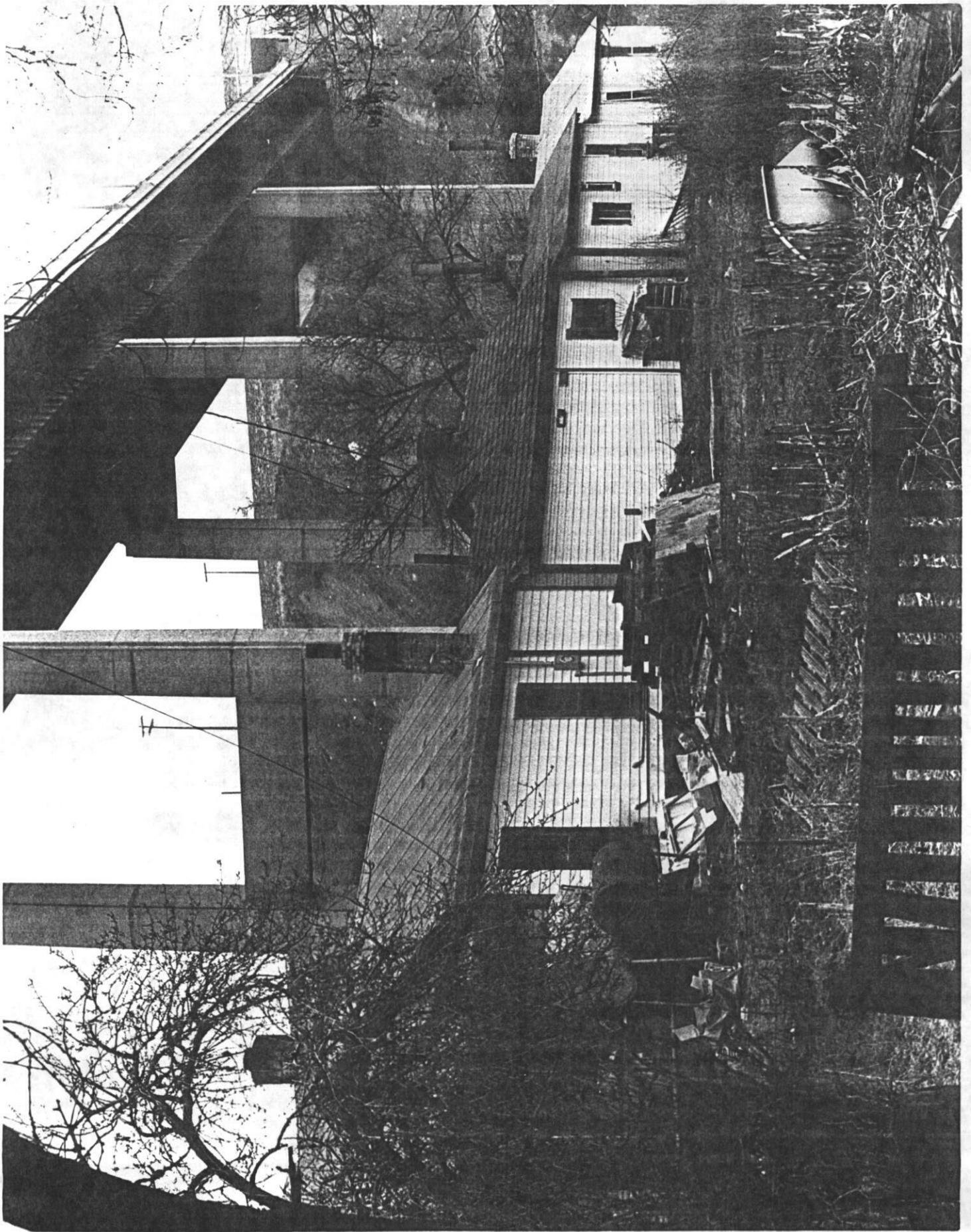


West 1421 Clarke (1904)  
Typical Pioneer in Peaceful  
Valley, Spokane, Washington  
1983 13 of 18



1609 West Clarke (1907)  
Peaceful Valley, Spokane,  
Washington, 1983. 14 of 18







Row Cabins  
West 1518 Water  
Peaceful Valley, Spokane,  
Washington, 1983. 7 of 18